

AGN. NO. _____

MOTION BY SUPERVISOR SHEILA KUEHL

January 28, 2020

**APPROVAL OF AN OPTION TO LEASE AGREEMENT FOR CORAZON DEL VALLE
PROJECT AT 14545 LANARK STREET, LOS ANGELES**

On April 30, 2019, the Board of Supervisors (Board) authorized the Los Angeles County Development Authority (LACDA) to execute an Exclusive Negotiation Agreement (ENA), on behalf of the County of Los Angeles (County), with Clifford Beers Housing, Inc. (CBH), a California nonprofit public benefit corporation, for the development of affordable housing located on County-owned property at 14545 Lanark Street, Los Angeles (Property) pursuant to a Request for Proposals solicitation issued on April 30, 2019. CBH proposes to use the 77,000 square-foot parcel (1.76 acres), to develop two separate projects Corazon Del Valle I (CDV I), and Corazon Del Valle II (CDV II) (collectively, Project). The proposed Project would create 180 affordable housing units for families and populations with special needs, including four unrestricted manager's units. Additionally, the Project may include approximately 2,000 square feet of community common space; 2,000 square feet of office space; and 2,000 square feet of neighborhood-serving retail. In terms of parking the projects will provide a total of 194 parking spaces; 180 spaces for residential parking, 8 spaces for commercial/retail, and 6 spaces for the office component. All affordable units will be reserved for

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households earning between 30% and 60% of the Area Median Income. Fifty percent of the units would be reserved for special needs populations and the remaining units will be reserved for low-income families.

Each phase of the Project would include approximately 75,000 square feet of building space with 90 units - 18 studios, 27 one-bedroom, 23 two-bedroom and 22 three-bedroom units. Proposed project amenities include community rooms, a community kitchen, laundry facilities, outdoor community space, bicycle parking, meeting rooms, and offices for management and supportive services staff.

CBH has an extensive track record of developing and managing quality affordable and permanent supportive housing projects. Since its inception in 2005, CBH has developed ten affordable housing developments, of which eight are permanent supportive housing projects. Moreover, CBH's predevelopment pipeline includes an additional 150 new affordable apartments located in Long Beach, Sylmar, and South Los Angeles.

Consistent with the terms outlined in the solicitation process that led to the ENA with CBH, the LACDA, on behalf of the County, is now prepared to negotiate and execute an Option to Lease Agreement that would provide CBH with the option to enter into a Ground Lease Agreement for CDV I, and a second option to enter into a Ground Lease for CDV II pursuant to Government Code Section 25539.4.

Under the terms of the proposed Option to Lease Agreement, the County will grant CBH exclusive options to enter into a Ground Lease for each phase of the Project provided that the following conditions are met:

- The Project has received California Environmental Quality Act (CEQA) clearances;
- The Project has obtained building permits;

- The Project has secured all financing - public and private loans (construction and permanent); including an allocation of low-income housing tax credit financing; and
- The County and the California Tax Credit Allocation Committee have agreed to a form of Lease Rider Agreement.

During the term of the proposed Option to Lease Agreement, the County and CBH will negotiate a Ground Lease for each phase, which will incorporate a 75-year lease term, with annual rent to be repaid from a to-be-determined percentage of residual receipts.

I, THEREFORE MOVE that the Board of Supervisors:

1. Find that the proposed Corazon del Valle project is statutorily exempt from the California Environmental Quality Act pursuant to Sections 21152 and 21155.1 of the California Public Resources Code since the project qualifies as a transit priority project that is eligible for the Sustainable Communities Project exemption. Upon the Board's approval of the recommended actions, the Department of Regional Planning will file a Notice of Exemption with the County Clerk in accordance with Section 21152 of the California Public Resources Code.
2. Approve the Corazon del Valle Project.
3. Authorize the LACDA, and its Acting Executive Director, or designee, to act on behalf of the County and to execute on behalf of the County, the Option to Lease Agreement, and delegate authority to negotiate and potentially approve the form of the resulting Ground Lease between the County and CBH, or its County approved designee, to lease property located at 14545 Lanark Street, in the City of Los Angeles, for the development of up to two separate phases for a total of 180 affordable housing units for families and populations with special needs,

including four unrestricted manager's units, and find that the Property is not needed for County use during the proposed lease term and that the proposed use of the Property for affordable housing will serve public purposes and in the County's best interest.

4. Authorize the LACDA, and its Acting Executive Director, or designee, to serve as the agent to the County to manage development of the Project, including execution of the Ground Leases for each phase, upon satisfaction of the conditions set forth in the Option to Lease Agreement, and any other transaction documents consistent with, and/or necessary for, the implementation of the foregoing approvals, including execution of any amendments of the foregoing documents.

I FURTHER MOVE that the Board of Supervisors, acting as the commissioners of the Los Angeles County Development Authority:

1. Find that the proposed Corazon del Valle project is statutorily exempt from the California Environmental Quality Act pursuant to Sections 21155 and 21155.1 of the California Public Resources Code since the project qualifies as a transit priority project that is eligible for the Sustainable Communities Project exemption. Upon the Board's approval of the recommended actions, LACDA will file a Notice of Exemption with the County Clerk in accordance with Section 21152 of the California Public Resources Code.
2. Approve the designation of the LACDA to serve as the agent of the County to manage the development of the Project.
3. Authorize the Acting Executive Director, or designee, to negotiate and execute, behalf of the County, the Option to Lease Agreement, between the County and CBH, or its County approved designee, to lease property located at 14545

Lanark Street for the development of two separate phases for a total of 180 affordable housing units for families and populations with special needs, including four unrestricted manager's units, and find that the Property is not needed for County use during the proposed lease term and that the proposed use of the Property for affordable housing will serve public purposes and in the County's best interest.

4. Authorize the Acting Executive Director, or designee, to execute the Ground Leases for each phase, upon satisfaction of the conditions set forth in the Option to Lease Agreement, and any other additional transaction documents consistent with, and/or necessary for, the implementation of the foregoing approvals, including execution of any amendments of the foregoing documents.

Enclosures: Sustainable Communities Project Exemption for Corazon Del Valle Mixed-Use Affordable Housing Development Project

S:MR/ApprovalOfAnOptionToLeaseAgreementForCorazonDelValleProjectAt14545LanarkStreetLosAngeles

Sustainable Communities Project Exemption

Corazón Del Valle Mixed-Use Affordable Housing Development Project

Prepared For:

County of Los Angeles, Chief Executive Office
Real Estate Division
320 West Temple Street, 7th Floor
Los Angeles, CA 90012

And

Clifford Beers Housing
11739 Victory Boulevard
North Hollywood, CA 91606

Prepared By:

DUDEK

38 North Marengo Avenue
Pasadena, California 91101

DECEMBER 2019

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ENCLOSURES

A. Environmental Checklist of SCP Exemption, submitted by Dudek.

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Attachments

Attachment A: General Plan Land Uses

Attachment B: SCAG High Quality Transit Areas and Transit Priority Areas

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Attachment D: Will Serve Letters from Utility Providers

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ENCLOSURE A

Sustainable Communities Project Exemption Checklist Responses

1.0 Introduction

Senate Bill (SB) 375 coordinates land use and transportation planning to reduce greenhouse gas emissions from mobile uses. Further, SB 375 amends the California Environmental Quality Act (CEQA) to add implementation of the Sustainable Communities Strategy (SCS), which provides for a CEQA exemption for certain projects, including a special class of Transit Priority Project (TPP) determined to be a Sustainable Communities Project (SCP) (California Public Resources Code [PRC] Sections 21155 & 21155.1). To qualify for the CEQA exemption, a TPP must meet eight environmental criteria, seven land use criteria, and at least one criteria related to affordable housing or public open space. Enclosure A includes the required substantiation to demonstrate compliance with the requirements of the SCP Exemption.

2.0 Project Information

Project Title:	Corazón Del Valle Mixed-Use Affordable Housing Development Project
Lead Agency Name and Address:	County of Los Angeles, Chief Executive Office Real Estate Division, 320 West Temple Street, 7 th Floor Los Angeles, CA 90012
Contact Person and Phone Number:	Michael G. Rodriguez (213) 974-4246
Project Location:	14545 Lanark Street, Panorama City, California
Project Sponsor's Name:	Clifford Beers Housing
General Plan Designation:	Limited Industrial
Zoning:	Limited Industrial, Panorama City Community Design Overlay (M1-1-CDO)
Assessor Parcels:	2210-011-900

3.0 Project Description

3.1 Project Location

As shown in Figure 1, Project Location, the Corazón del Valle Mixed-Use Affordable Housing Development Project (Project) site is located at 14545 Lanark Street in the Panorama City neighborhood of Los Angeles, approximately 16 miles northwest of downtown Los Angeles, in west Los Angeles County. The Project site is zoned as "Limited Industrial Zone" [Q]M1-1-CDO and the City of Los Angeles's General Plan land use designation is "Limited Industrial." The site has a Community Development Overlay (CDO) for the Mission Hills - Panorama City - North Hills Community Plan (City of Los Angeles 2019a). The Project site is an urban infill property located within a Transit Priority Area (TPA) because it is within one-half mile of the existing Van Nuys Metrolink Station. The nearest freeway is the Interstate (I) 405 located approximately 1.3 miles to the west of the Project site.

The approximately 1.72-acre (approximately 75,000-square-foot) Project site is located on one legal parcel with Assessor Parcel Number 2210-011-900. The Project site is fully developed with a two-story, 50,592-square-foot office building, which is partially constructed above a podium driveway that leads to rear surface parking. Limited landscaping, comprising low-growing ornamental shrubbery and sparsely distributed street trees, front Lanark Street. The Project site was developed in 1967 and purchased by the County of Los Angeles in 2002 as office space for the County's Public Social Services Department, which handled welfare services for the San Fernando and Santa Clarita Valleys. The Public Social Services Department remained in the building until 2015 when the Department relocated to a new building at 7555 Van Nuys Boulevard in Van Nuys. The building has been vacant since 2015.

3.2 Surrounding Land Uses

Attachment A, General Plan Land Uses, depicts the Project site and the City of Los Angeles' General Plan land use designations for properties within a 0.5-mile radius. Properties immediately adjacent to the Project site are designated as Limited Industrial, with other properties designated as Regional Commercial within one block to the east of the Project site.

As shown in Figure 2, Aerial View of Project Site, properties immediately adjacent to the Project site are of disparate style and design and also of varying size and height, ranging from surface parking to single-story, strip-mall and new, high-rise multi-family (Panorama Tower). Specifically, as shown in Figure 2, Aerial View of Project site, the adjacent land uses include adjacent surface parking, the thirteen-story, multi-family Panorama Tower, and commercial/industrial uses between 50 and 350 feet to the north of the Project site; strip mall-commercial and office land uses approximately 200 feet to the east; Panorama High School and Cal Burke High School 85 feet to the south, across Lanark Street; and a Goodwill Outlet Store and Michele Obama Elementary School immediately adjacent to the west of the Project site. Single-family residential neighborhoods lie beyond the adjacent uses, approximately 0.14 mile east and

0.2 mile west of the Project site while commercial/Industrial land uses lie beyond the adjacent uses to the north and south.

3.3 Transit Priority Area

Per the City of Los Angeles', a "transit priority area" (TPA) means an area within one-half mile of a major transit stop that is existing or planned.¹ Section 21064.3 of the PRC defines a "major transit stop" as a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. For purposes of Section 21099 of the PRC, a TPA also includes major transit stops in the City that are scheduled to be completed within the planning horizon of the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Community Strategy (RTP/SCS).¹

As shown in Attachment B, SCAG High Quality Transit Areas and Transit Priority Areas, the proposed Project is located within a TPA because it is within one-half mile of the existing Van Nuys Metrolink Station, which is located 0.48-mile south of the center of the Project site. Additionally, Van Nuys Boulevard is a high-quality transit corridor as designated in the 2016 RTP/SCS; the nearest bus stop with service frequencies greater than 15 minutes during peak hours is located at Van Nuys Boulevard and at Lanark Street (Routes 169, 233, 156/656), immediately east of the Project site.² According to the SCAG GIS Open Data, the Project site is within the SCAG-designated 2045 TPA³ and 2045 High Quality Transit Area (HQTa), with Amtrak connecting through service.⁴

3.4 Project Design Characteristics

The Project site is fully developed with a 50,592-square-foot office building and surface parking. The proposed Project includes the demolition of the existing County-owned office building and associated surface paving to construct the residential development in two phases. As shown in Figure 3, Conceptual Rendering, the proposed Project includes the construction of four buildings interconnected by a second-level central courtyard, with surface parking beneath the buildings. The two buildings on the western portion of the Project site are Phase 1 (including Buildings C and D) and the two buildings on the eastern portion of the Project site are Phase 2 (including Buildings A and B). The majority of the

¹ City of Los Angeles. 2019b. Transit Priority Areas (TPAs) / Exemptions to Aesthetic and Parking within TPAs pursuant to CEQA. Accessed, September 23, 2019. <http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf>.

² LA Metro. 2019. Orange Line (Route 233) Map and Schedule. Accessed, October 7, 2019. <https://media.metro.net/documents/b11f738a-0a89-4c55-a988-7c036a64c533.pdf>.

³ SCAG (Southern California Association of Governments). 2019a. Transit Priority Area (TPA) – 2045 SCAG Region [GIS database]. Accessed, October 7, 2019. http://hub.arcgis.com/datasets/c9249b6bba0f49829b67ce104f81ef20_1?geometry=-118.533%2C34.205%2C-118.370%2C34.230.

⁴ SCAG (Southern California Association of Governments). 2019b. High Quality Transit Area (HQTa) – 2045 SCAG Region [GIS database]. Accessed, October 7, 2019. http://gisdata-scag.opendata.arcgis.com/datasets/43e6fef395d041c09deae369a513ca1_1?geometry=-118.491%2C34.212%2C-118.410%2C34.224.

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Sustainable Communities Project Exemption - Checklist Responses

buildings would be constructed above one ground-level of surface parking with the exception of the retail and office space on the ground-level fronting to Lanark Street.

Development of the Project is anticipated to be constructed in one phase, but the proposed Project is described as being phased in order to allow for differing sources of public funding. Phases 1 and 2 are both anticipated to begin in 2021, as described further below, and are currently anticipated to have the same construction timeline; however, one phase could be delayed depending on which phase receives funding allocations first.

Building C is located on the northwestern corner of the property and would include 49 dwelling units. Building D is located in the southwestern corner of the property and would include 41 dwelling units. These buildings would be constructed as Phase 1, with a total of 90 units. Building A is located on the northeastern corner of the property and would include 64 dwelling units. Building B is located in the southeastern corner of the property and would include 26 dwelling units. These buildings would be constructed as Phase 2, with a total of 90 units. No subterranean parking or other subterranean/basement uses are proposed.

As shown in Figures 4a through 4f, Conceptual Floor Plans (Level 1 through Roof), the proposed Project includes residential units within each building, including interior central courtyard areas within each building and interior community spaces in two of the four buildings. Upon buildout, the proposed Project would include 180 apartment units (i.e. 36 studios, 54 one-bedrooms, 46 two-bedrooms; and, 44 three-bedrooms). In addition, the proposed Project includes 2,000 square feet of office space; 2,000 square feet of residential community common space; and 2,000 square feet of neighborhood-serving retail. The proposed Project includes a total of 147,500 square feet of building space (72,500 square feet in Phase 1 and 75,000 square feet in Phase 2). Table 1 below provides the breakdown of habitable spaces in each building.

The Project also includes an additional 45,000 square feet of covered parking area at the ground level, 2,500 square feet of roof deck space, and 32,500 square feet of outdoor/exterior pedestrian circulation on Levels 2-6.

Of the 180 apartment units, 90 units would be set aside as "Supportive Housing" units, as defined by Section 50675.14(b)(2) of the California Health and Safety Code. Of the remaining 90 units, four would be utilized as apartments for managerial staff (included as part of the Manager's benefits package) and the remaining 86 would be set aside as affordable housing for households earning between 30-60% of the area-wide median income. Other residential uses include a community room and kitchen, parking, secured pedestrian entry, management and supportive office services, bike storage, private courtyard areas, and on-site laundry. Figures 4a through 4f, identify the spaces within the buildings that would be used for residential, courtyard, laundry, corridors/circulation, and community space, as well as rooftop deck areas.

Table 1. Building Development Area

Metric	Building A Phase 2	Building B Phase 2	Building C Phase 1	Building D Phase 1	Totals
Height	56 feet	65 feet	56 feet	60 feet	
Total Units	64	26	49	41	180
<i>Studio</i>	<i>10</i>	<i>8</i>	<i>0</i>	<i>18</i>	<i>36</i>
<i>1-Bdrm</i>	<i>24</i>	<i>3</i>	<i>22</i>	<i>5</i>	<i>54</i>
<i>2-Bdrm</i>	<i>16</i>	<i>7</i>	<i>15</i>	<i>8</i>	<i>46</i>
<i>3-Bdrm</i>	<i>14</i>	<i>8</i>	<i>12</i>	<i>10</i>	<i>44</i>
Residential Space	47,100 sf	21,100 sf	39,200 sf	29,200 sf	136,600 sf
Retail Space	0	1,000 sf (L-1)	0	1,000 sf (L-1)	2,000 sf
Office Space	0	1,500 sf (L-2)	0	500 sf (L-1)	2,000 sf
Community Space	600 sf (Level 2)	800 sf (L-2)	0	600 sf (L-2)	2,000 sf
Mechanical/Trash/Bike Parking	300 sf	2,600 sf	300 sf	1,700 sf	4,900 sf
Total Floor Area	48,000 sf	27,000 sf	39,5000 sf	33,000 sf	147,500 sf
Level 1 Covered Parking	22,000 sf		23,000 sf		45,000 sf
Exterior Circulation Area	16,300 sf		16,200 sf		32,500 sf
<i>Parking Level 1 (L-1)</i>	<i>0</i>		<i>0</i>		
<i>Level 2 (L-2)</i>	<i>8,000 sf</i>		<i>9,000 sf</i>		
<i>Level 3 (L-3)</i>	<i>2,500 sf</i>		<i>2,400 sf</i>		
<i>Level 4 (L-4)</i>	<i>2,500 sf</i>		<i>2,400 sf</i>		
<i>Level 5 (L-5)</i>	<i>2,500 sf</i>		<i>2,400 sf</i>		
<i>Level 6 (L-6)</i>	<i>800 sf</i>		<i>0</i>		
Exterior Roof Deck	1,200 sf		1,300 sf		2,500 sf

As shown in Figure 4a, the ground level of the proposed Project includes surface parking and bicycle parking beneath the buildings, office space, retail space, entry lobby, trash/recycling enclosures, mail receptacles, and mechanical/equipment rooms. The parking garage would include a total of 194 parking spaces; 180 spaces for residential parking, 8 spaces for commercial/retail, and 6 spaces for the office component of the Project. The parking garage would also include a total of 125 bicycle spaces; 90 long-term and 18 short-term residential bicycle spaces, as well as an additional 8 bicycle spaces, which would be provided for the commercial/retail component of the Project. The ground-level retail space and office space would front onto the sidewalk facing Lanark Street.

Additionally, a 28-foot wide gated driveway/firelane would be constructed from Lanark Street and would wrap around the Project site's western and northern perimeter before terminating at the northeastern corner of the site. Three internal access points would allow for vehicular entry into the parking area. A pedestrian and bicycle access route/sidewalk would wrap around the Project site's eastern and northern perimeter and would provide for ground-level internal circulation and access to the first-floor offices, retail, and parking, as well as to the four stairways that lead to the second level. As shown in Figure 4a, the proposed Project would also include small landscaped areas on the ground floor, including trees near the pedestrian entry gate and the driveway and in landscaped islands within the interior courtyards.

As shown in Figure 4b, the second level would include the first story of residential units surrounding a central open-air central courtyard, which would provide interconnectivity between the buildings, as well as office spaces laundry rooms, and community rooms. As shown in Figure 4c, Levels 3 and 4 include residential units only. As shown in Figure 4d, Level 5 includes residential units and roof decks. As shown on Figure 4e, the roof areas would include photovoltaic (PV) solar panels and mechanical equipment, and Building B would have one additional level of residential and roof deck. As shown on Figure 4f, the rooftop of Building B would also contain PV solar panels and mechanical equipment, as well as solar hot water heating.

The total building square footage, including residential, office, retail and interior circulation/mechanical space would be 147,500 square feet, resulting in a floor area ratio (FAR) of 1.9:1⁵. As described above, the proposed Project would include 136,600 square feet of the affordable residential areas of the buildings (i.e. 36 studios, 54 one-bedrooms, 46 two-bedrooms; and, 44 three-bedrooms), which translates to approximately 92.6% of the total 147,500 building square footage.⁶ The net density of the Project would be 105 dwelling units per acre (du/ac).

Project construction is anticipated to start in March 2021 and would last approximately 24 months to be completed in March 2023. Construction would be phased, with the Phase 1 occurring on the west side of the property and including 90 of the residential units (approximately 75,000 square feet of building area), and the Phase 2 occurring on the east side of the property and including the remaining 90 units (approximately 72,500 square feet of building area). The timing of the development would depend upon the timing of the allocation of public funding, but construction of each phase is anticipated to occur simultaneously.

3.5 Off-Site Improvements

The proposed Project would include improvements to the public right-of-way through pedestrian/sidewalk improvements as well as the new curb-cut to allow for the Project's driveway.

⁵ 147,500 square feet of total building / 75,000 square feet of property = 1.9666

⁶ 136,600 square feet residential / 147,500 square feet total building = 0.926 * 100 = 92.6%

Additionally, new connections for water and sewer pipelines may be required to connect the Project buildings to the existing infrastructure within Lanark Street.

3.6 Services and Operational Activities

Upon operation of the proposed Project, DHS, in collaboration with Clifford Beers Housing (CBH) and the project's service provider, San Fernando Valley Community Mental Health Center (SFVCMHC), would provide supportive housing with intensive case management services to 90 (50%) of the total residential units proposed under the Project. These 90 permanent supportive housing units would be reserved for homeless and chronically homeless individuals and families. The 2,000 square feet of office space included in the proposed Project would be available for supportive services.

Case management services would be funded by the DHS and implemented through the DHS' contract with SFVCMHC, which is an approved Intensive Case Management Agency (ICMA) provider. DHS and CBH would collaborate to ensure that tenants within the designated supportive housing units receive the intensive case management services needed to remain housed and stable. Such services would include, but would not be limited to, transportation to medical and other relevant appointments; ongoing reassessments for care; connection to in-home supportive services; and ongoing community check-ins/meetings. DHS funding will cover intensive case management services.

The remaining 90 units would include 86 affordable housing units that would be for-rent apartments for low-income families and four apartment units reserved for managers.

3.7 Discretionary Actions

Pursuant to Section 15357 of the CEQA Guidelines a Discretionary Project means "a project which requires the exercise of judgement or deliberation when the public agency or body decides to approve or disapprove a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, regulations or other fixed standards."

The County of Los Angeles, acting through the County of Los Angeles Development Authority (LACDA), is the Lead Agency pursuant to CEQA for the approval of the proposed Project. The following discretionary actions are required for the proposed Project:

- Contract agreement with SFVCMHC, an approved Intensive Case Management Agency (ICMS) provider, and associated approval of funding to provide intensive case management services; and,
- Long-term lease agreement for the use of the County-owned property and associated agreements to guide the development of the Project site

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The Project site is located on land owned by the County, thus all land use decisions pertaining to the proposed Project are under the jurisdiction of the County. As owner of the Project site, the County-acting through LACDA- is responsible for all of the decisions regarding any proposed development of the Project site, and would act as the permitting authority for any such development pursuant to its sovereign immunity from local zoning and permitting.

Government Code Section 53090 and 53091 “recognize an intergovernmental immunity from building and zoning regulations” (Lawler v. City of Redding, 7 Cal. App. 4th 778 1992). When the County is engaging in such sovereign activities as the development of its property, it is not subject to local regulations (Hall v. City of Taft, 47 Cal. 2nd 177 1956). “The immunity of a county’s governmental and proprietary activities from a city’s building and zoning ordinances under common law and under Government Code section 53090 et seq., will extend to the activities of a private developer lessee using the county land for the operation of a commercial enterprise, where the purpose of the lease is to implement the public purposes and uses for which the property was granted to the county” (57 Ops.Cal.Atty.Gen. 124 1974). The County’s lessees are also exempt from the municipal building and zoning regulations to the extent that the proposed development furthers the purposes of the County Board of Supervisors (Great Western Shows Inc. v. County of Los Angeles 2002).

Therefore, the proposed Project would not be subject to land use-related regulations of the City of Los Angeles General Plan, Community Plan, or Zoning Code. However, any off-site improvements required under the proposed Project would be subject to City regulations.

4.0 Checklist Responses

As defined by PRC Sections 21155(a) and (b), a project must meet the following requirements to qualify as a Transit Priority Project:

1. The project is consistent with the land use designation, density, zoning, building intensity, and applicable policies in an approved sustainable community strategies (SCS) or alternative planning strategy (APS).

☒ YES

☐ NO

SCAG updates its Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) every 4 years to ensure that the state target for greenhouse gas (GHG) emissions reduction is achieved at the regional level. The counties and cities collaborate with SCAG and provide input during the development of the RTP/SCS to ensure consistency in goals, policies, and implementation. The most recent version

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is the 2016–2040 RTP/SCS. As described on page 20 of the RTP/SCS, to accurately represent land uses throughout the region, SCAG aggregated information from jurisdictions within the region and simplified the types and classifications of land use into a consolidated set of land use types. The agency then converted these consolidated land uses into 35 “Place Types” to reflect the diversity of land uses in the region. SCAG then classified the 35 Place Types into three Land Development Categories (LDCs). The agency used these categories to describe the general conditions that exist and/or are likely to exist within a specific area. They reflect the varied conditions of buildings and roadways, transportation options, and the mix of housing and employment throughout the region.⁷ The three LDCs used by SCAG are: Urban, Compact, and Standard.

The Project area is near the Van Nuys Boulevard corridor and is shown in both Exhibit 5 (2012 Forecasted Regional Development Types by Land Development Categories) and Exhibit 6 (2040 Forecasted Regional Development Types by Land Development Categories) of the 2016 SCS/RTP “Background Documentation” as being designated “Standard”⁸. Of the total 35 land use Place Types, 18 fall within the “Standard” LDC.

In order to articulate the Project’s consistency with SCAG’s anticipated “Standard” LDC, a review of the land use assumptions that are built into the “Standard” LDC category is provided. SCAG identifies the Project site as “1311-Light Manufacturing”⁹, which is a subset of the “1310-Light Industrial” land use description. Industrial land uses are included within 9 of the 35 Place Types, including the Industrial/Office/Res Mixed High” Place Type, which is one of the 18 Place Types that are included in the “Standard” LDC. Specifically, the proposed Project’s high-density housing appears consistent with the “Industrial/Office/Res Mixed High” Place Type, which is described as follows:

Industrial/Office/Residential Mixed High is characterized by a wide-ranging, intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 15+ stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.

The SCAG assumptions within the Industrial/Office/Residential Mixed High category include a general land use mix of 58% residential, 36% employment, and 6% open space/civic; a residential mix of 4% townhomes and 96% multi-family; an employment mix of 73% office, 16% retail, and 11% industrial; a

⁷ Southern California Association of Governments (SCAG), Final 2016 Regional Transportation Plan/Sustainable Communities Strategy [RTP/SCS] (April 2016), <http://scagrtppscs.net/Documents/2016/final/f2016RTPSCS.pdf>

⁸ http://scagrtppscs.net/Documents/2016/final/f2016RTPSCS_SCSBackgroundDocumentation.pdf

⁹: SCAG, 2016–2040 RTP/SCS (April 2016), Appendix: “Sustainable Communities Strategy (SCS) Background Documentation” (April 2016), 12-13, http://gisdata-scag.opendata.arcgis.com/datasets/9d180fb30850443c92edf1ed108694c5_0?geometry=-118.458%2C34.216%2C-118.438%2C34.219

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household per acre range of 18 to over 200; an employee per acre range of 3 to over 250, and a total net FAR of 2.

The proposed Project's characteristics are consistent with the general characteristics of this Place Type. The Project would include 180 multi-family units within four buildings, which would also include 2,000 square feet of neighborhood-serving retail, 2,000 square feet of community common area, and 2,000 square feet of supportive services office uses. This is consistent with the land use mix of predominantly multi-family residential development with some employment opportunities (including office and retail uses) within the Standard LDC. The Project would be up to 60 feet tall in Phase 1 and 65 feet in Phase 2, which is consistent with the height range of 1 to 15 stories in the Standard LDC. The proposed Project would include 105 du/ac, which is within the range of 18 to over 200 du/ac within the Standard LDC. Additionally, the proposed Project's FAR of 1.9 is consistent with the total net FAR of 2 within the Standard LDC.

SCAG's 35 "Place Types" are the land use building blocks of SCAG's future scenarios and represent the complete range of potential development types and patterns that make up a scenario. According to the SCAG's Urban Footprint Technical Summary¹⁰, the Place Types assumptions combine to predict the travel behavior of a scenario's residents and employees and are thus critical in measuring passenger vehicle miles traveled (VMT); roadway congestion; and transportation-related greenhouse gas emissions, air pollutant emissions, public health outcomes, and state, regional, local, and household cost burdens.

Therefore, because the proposed Project is generally consistent with the "Industrial/Office/Residential Mixed High" Place Type, which is one of the categories within the "Standard" LDC that SCAG has assumed for the type of land use to be found at the Project site, the proposed Project is consistent with the general land use designation, density, and building intensity anticipated in the 2016–2040 RTP/SCS.

Additionally, the proposed Project would be consistent with the intended goals/policies of the RTP/SCS, as provided in Attachment C, SCAG RTP/SCS Consistency Analysis, which emphasizes the placement of high-density housing adjacent to transit corridors.

2. The project contains at least 50% residential use, based on total building square footage and, if the project contains between 26–50% nonresidential uses, a floor area ratio of not less than 0.75.

☒ YES

☐ NO

¹⁰ http://scagrtpscs.net/Documents/2016/supplemental/UrbanFootprint_TechnicalSummary.pdf

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As described above in Section 3.4, the total building square footage of the Project is 147,500 square feet with a FAR of 1.9. As described above, the proposed Project would include 141,500 square feet of affordable residential uses, which translates to approximately 92.6% of the total building square footage. As such, the proposed Project would contain at least 50% residential use based on total building square footage.

3. The project provides a minimum net density of at least 20 dwelling units per acre.

☒ YES

☐ NO

As described above in Section 3.4, the proposed Project would provide a net density of 105 du/ac.

4. The project is located within ½ mile of a major transit stop (e.g. rail station, ferry terminal served by either a bus or rail transit service, or intersection of two or more major bus routes with service intervals of 15 minutes or less during peak commute hours) or a high-quality transit corridor (i.e. a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours) included in the applicable regional transportation plan.

☒ YES

☐ NO

As described above in Section 3.4, and illustrated in Attachment B, the proposed Project is located within a TPA because it is within one-half mile of the existing Van Nuys Metrolink Station, which is located 0.48-mile south of the Project site. The Project site is within a SCAG-designated TPA and HQT, with Amtrak Connecting Service. The nearest bus stop with service frequencies greater than 15 minutes during peak hours is located at Van Nuys Boulevard and at Lanark Street (Routes 169, 233, 156/656), approximately 430 feet east of the Project site.

5. All parcels within the project have no more than 25% of their area farther than ½ mile from the stop or corridor.

☒ YES

☐ NO

The Project site consists of only one parcel. The proposed Project site is entirely within 0.5 mile of a major stop, SCAG HQT, and/or SCAG TPA, as shown in Attachment B.

6. No more than 10% of the residential units or 100 units, whichever is less, in the project are farther than ½ mile from the stop or corridor.

☒ YES

☐ NO

The proposed Project site is entirely within 0.5-miles of a major stop, SCAG HQT, and/or SCAG TPA, as shown in Attachment B.

5.0 Environmental Criteria

Pursuant to California PRC Section 21155.1, a transit priority project that meets the following criteria is declared to be a sustainable communities project that is exempt from CEQA:

1. The project and other approved projects not yet built can be adequately served by existing utilities, and the applicant has paid, or has committed to pay, all applicable in-lieu or development fees.

☒ YES

☐ NO

The proposed Project would connect to existing utility infrastructure including water mains, sewer lines, storm drain inlets, and electrical and gas lines. Because the proposed Project would be developed on an infill property in a fully urban area, adequate infrastructure is available to serve the proposed Project.

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Correspondence with the applicable utility agencies is included in Attachment D, Will Serve Letters from Utility Providers.

Potable water would continue to be supplied to the Project site by the Los Angeles Department of Water and Power (LADWP). Electrical service to the Project will also be provided by LADWP, which serves the Project area. The estimated power requirement for the Project is part of the total load growth forecast for the City and has been taken into account in the planned growth of the power system and the proposed Project's water and electricity demand would be served by LADWP.

The Project would continue to be provided natural gas service by the Southern California Gas Company (SoCalGas), which has facilities in the Project area. As a public utility, SoCalGas is under the jurisdiction of the California Public Utilities Commission and certain federal regulatory agencies, and gas service would be provided in accordance with the rules and regulations in effect at the time service is provided.

Sewer service would continue to be provided to the Project site via existing sewer mains in Lanark Street or Van Nuys Boulevard, respectively, or new on-site sewer connections to the existing sewer mains adjacent to the Project site.¹¹ The existing sewer lines that the Project would connect to currently have adequate capacity to serve the proposed Project, as stated in the Will Serve Letter from the City of Los Angeles Bureau of Sanitation (LASAN) included in Attachment D.

The Project would comply with the County-adopted Low Impact Development (LID) Ordinance in the Los Angeles County Code Title 12, Chapter 84, which requires the use of LID in development projects. The Project site would not substantively alter the amount of runoff to the existing storm drain system when compared to existing conditions because the site is fully developed and predominantly paved with impervious surfaces. Stormwater runoff would only be substantively increased if the Project site were to develop more impervious surfaces than in the existing condition, which is not the case because the property is currently paved/developed with the exception of small landscaping. Any changes in the amount of impervious surfaces after development of the proposed Project would be negligible. Therefore, the Project could be adequately served by existing stormwater drainage facilities.

As included in Attachment E, the LACDA is requesting a fee exemption and case expediting pursuant to Section 22.60.135 Fee Exemption – Affordable Housing of Title 22 of the Los Angeles County Code. Additionally, pursuant to Section 107.19 of Title 26 of the County Code, LACDA is requesting a fee waiver from all Building and Safety fees. The LACDA has certified that public funds would be used for the development of affordable housing on County-owned property for lower income or very-low income households, and CBH is recognized as being a 501(c)(3) nonprofit corporation. As such, in accordance with Title 22 and Title 26 of the County Code, the proposed Project would be exempt from entitlement fees and building and safety fees.

¹¹ City of Los Angeles. 2019c. Sewer System [GIS database]. Accessed, October 7, 2019. <https://data.lacity.org/A-Livable-and-Sustainable-City/Sewer-System/7aty-5ywx>.

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2. a) The project site does not contain wetlands or riparian areas and does not have significant value as a wildlife habitat.

☒ YES

☐ NO

As stated in Section 3.2, the proposed Project is located in a developed, urban neighborhood within the City of Los Angeles surrounded by surface parking and commercial/industrial uses located to the north of the Project site; strip mall-commercial and office land uses located to the east; Panorama High School and Cal Burke High School located directly south across Lanark Street; and Goodwill Outlet Store and Michele Obama Elementary located to the west of the Project site. The nearest expanse of natural open space is Hansen Dam Park located approximately 4.5 miles to the northeast of the Project site.

According to the United States Fish and Wildlife Service's National Wetlands Inventory (NWI), no wetlands or riparian areas are located on the Project site. The closest body of water to the Project site is the Pacoima Wash, which runs in a north-south direction approximately 0.4-mile west of the Project site. The NWI lists the Pacoima Wash as a Riverine Habitat and classifies it as R4SBAr, which is a riverine system within a concrete lined channel that experiences intermittent flowing water for only part of the year.¹² The characteristics of the Pacoima Wash in the vicinity of the Project site preclude the wash as having significant value as wildlife habitat. Moreover, given that the Pacoima Wash is 0.4-mile from the Project site, Project implementation would have no impact on the wash irrespective of its value as wildlife habitat.

Given that the Project site is surrounded by urban development and given that the nearest body of water is within a concrete-lined channel approximately 0.4-mile to the west, the proposed Project does not contain, and would have no impact on, wetlands or riparian areas and does not have significant value as a wildlife habitat.

- b) The project does not harm any species protected by the federal Endangered Species Act, the Native Plant Protection Act, or the California Endangered Species Act.

☒ YES

☐ NO

¹² USFWS (United States Fish and Wildlife Service). 2019. National Wetlands Inventory, Surface Waters and Wetlands Mapper. Accessed, October 8, 2019. <https://www.fws.gov/wetlands/data/Mapper.html>.

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The CDFW's California Natural Diversity Database and USFWS's Critical Habitat data were reviewed, and it was determined that the site does not have records of any federally or state-protected species on site pursuant to the federal and state Endangered Species Acts or the Native Plant Protection Act. There are 54 special-status plant species and 47 special-status wildlife species with recorded occurrences in the U.S. Geologic Survey's Los Angeles, California 7.5-minute topographic quadrangle and surrounding eight quadrangles.¹³ Twenty-one species are listed under the federal and/or California endangered species acts, and one species is listed as "rare" under the Native Plant Protection Act. The project is not located within any designated critical habitat.¹⁴

There are six non-native trees on the Project site. Although these trees are not protected by the federal Endangered Species Act, the Native Plant Protection Act, or the California Endangered Species Act, they may provide habitat for nesting birds, which are protected by the Migratory Bird Treaty Act (MBTA). However, as explained in Attachment G, the proposed Project would be required to implement SCAG mitigation measure MM-BIO-4(b), which would ensure that Project construction activities are planned to reduce impacts to any nesting birds present at the time of construction.

The proposed Project is located within an urban setting dominated by dense residential and commercial development and ornamental landscaping. No native habitat is located on the Project site or on the adjacent properties, so no special-status species, including listed or rare species and nesting birds, would be harmed by Project implementation.

c) The project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

☒ YES

☐ NO

The Project site is not identified within a mapped Significant Ecological Area, Environmentally Sensitive Habitat Area, or Coastal Resources Area, or any other areas containing biological values designated by Coastal Development Plan, or by the County General Plan. The proposed Project is located within an urban setting dominated by dense residential and commercial development and ornamental

¹³ CDFW (California Department of Fish and Wildlife). 2019. California Natural Diversity Database, RareFind 5 web-viewer. Accessed October 2019. <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>.

CNPS (California Native Plant Society). 2019. Inventory of Rare and Endangered Plants, web-viewer. Accessed October 2019. <http://www.rareplants.cnps.org/advanced.html>.

¹⁴ USFWS (U.S. Fish and Wildlife Service). 2019. Information for Planning and Consultation; online application. Accessed October 2019. <https://ecos.fws.gov/ipac/>.

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landscaping. Protected trees as defined in the County's Oak Tree Ordinance¹⁵ do not occur within the proposed Project site boundaries and no protected trees as defined by City of Los Angeles Protected Tree Ordinance¹⁶ occur adjacent to the Project site within the public right-of-way. All six of the trees observed on-site are associated with ornamental landscaping fronting Lanark Street and are non-native species, including one pecan (*Carya illinoensis*), one tree of heaven (*Ailanthus altissima*), three maple (*Acer sp.*), and one pine (*Pinus sp.*). There are no street trees adjacent to the proposed Project. Given that these on-site trees are non-native, no application for a tree removal permit would be warranted for the proposed Project. No native habitat is located on the Project site or on the adjacent properties, so no special-status species, including listed or rare species protected by a local ordinance, would be harmed by Project implementation. s

3. The project site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

☒ YES

☐ NO

Government Code Section 65962.5 requires the California Environmental Protection Agency (Cal-EPA) to compile a list of hazardous waste and substances sites (Cortese List). While the Cortese List is no longer maintained as a single list, the following databases provide information that meet the Cortese List requirements:

- 1) List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) Envirostor database (Health and Safety Codes 25220, 25242, 25356, and 116395);
- 2) List of Leaking Underground Storage Tank (LUST) Sites by County and Fiscal Year from the State Water Resources Control Board (Water Board) GeoTracker database (Health and Safety Code 25295);
- 3) List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels outside the waste management unit (Water Code Section 13273 subdivision (e) and California Code of Regulations Title 14 Section 18051));

¹⁵ County of Los Angeles. 1988. Los Angeles County Oak Tree Ordinance (22.56.2050 - 22.56.2260). Accessed December 2019. https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

¹⁶ City of Los Angeles. 2006. "Ordinance 177404." In Los Angeles Municipal Code. Approved March 13, 2006. Effective April 23, 2006. Accessed October 2019. http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf.

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- 4) List of "active" Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the Water Board (Water Code Sections 13301 and 13304); and
- 5) List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

As part of the preliminary endangerment assessment (PEA) for the Project (see Attachment E), per PRC Section 21155.1(a)(4), an Environmental Data Resources database search for the Project site was conducted. The database search included a review of databases and files from federal, state, and local environmental agencies, including the Cortese list, to identify use, generation, storage, treatment, or disposal of hazardous materials and chemicals, or release incidents of such materials that may impact the Project site. The Project site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code, although the property was identified in the California HAZNET database. The HAZNET database lists hazardous waste manifests received by the DTSC. The listings were all for waste transported off site. The materials listed in the manifests included: asbestos containing waste in 1992, 1994, and 2007; polychlorinated biphenyls and material containing PCBs in 2006; other organic solids in 2000; and an unknown waste in 2006 sent to a recycler. None of these listings are an indication of releases to the environment.

4. a) The project site is subject to a preliminary endangerment assessment prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

☒ YES

☐ NO

A Preliminary Environmental Assessment (PEA) was conducted by Dudek in December 2019 for the Project site in accordance with the American Society for Testing and Materials (ASTM) Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM 2013) and Section 2.2 of the Department of Toxic Substances Control Preliminary Environmental Assessment Guidance Manual (DTSC 2015). The findings of the PEA are based on historical sources, information contained in regulatory agency databases, available local regulatory agency records, interviews with site representatives, existing environmental reports, a site reconnaissance, and the Soil Vapor Survey Report prepared by Geocon West Inc. (see Attachment E).

The PEA revealed environmental concerns related to a potential vapor encroachment condition (VEC) risk from a neighboring property, and potential hazardous building materials due to the age of the

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building on the Project site. The findings of the PEA, as well as the recommendations to mitigate the potential hazards at the Project site, are summarized as follows:

PEA Summary of Findings:

- The subject property was likely used for animal agriculture before the 1960s.
- In 1966, the Los Angeles County Department of Public Social Services (DPSS) building was constructed on the subject property. The building was used by DPSS until it was vacated in October 2015.
- The surrounding areas include a thrift store to the west, Lanark Street and a high school to the south, a vacant parking lot with a vacant office building to the east, and a parking lot and vehicle scrap yard to the north.
- The western adjacent Goodwill property was impacted by a leaking underground storage tank in 2003. The tank was reportedly located on the northwestern corner of the site. The site received regulatory closure in 2007; however, tetrachloroethylene (PCE) was detected in soil samples (up to 13 µg/kg). Soil vapor was not sampled. The PCE contamination did not appear to be related to the LUST at the Goodwill site. In addition, a Preliminary Endangerment Assessment (PEA) was conducted on the Proposed East Valley High School No. 3 (now Panorama High School), located adjacent to the subject property to the southeast, in 2001. Reportedly, a former dry cleaning business was located on the site. This was confirmed by a review of the city directories obtained for this report. PCE was detected in soil gas samples collected at the school site at concentrations above the current Tier 1 environmental screening level (ESL).
- A soil vapor survey was conducted on the subject property in October 2019. PCE was detected in all ten soil vapor samples on the subject property; concentrations ranged from 1,400 to 14,000 micrograms per cubic meter (µg/m³). These concentrations are above applicable risk-based concentrations (15 µg/m³, established ESL; 15.3 µg/m³, as calculated based on the Department of Toxic Substances Control HERO Note 3 Modified Screening Levels). These concentrations may pose an unacceptable vapor intrusion risk to residents and employees on the subject property.
- Vinyl floor tiles were observed in multiple interior areas during the site reconnaissance. The EPA released a partial ban on asbestos-containing materials in 1989, but a full ban on the use and marketing of asbestos-containing materials did not occur until April 2019. Based on a survey and testing in 1999, asbestos containing materials, including floor tiles and mastic, were identified throughout the building, though none were determined to be friable. According to hazardous waste manifests in the EPA database, asbestos containing waste has been removed from the subject property on several occasions (in 1992, 1994, and 2007). Specific records of these removal actions were not available for review. Tiles observed during the site reconnaissance appear to match the description of tiles in the 1999 report. Therefore, asbestos containing materials may still be present on the subject property that would need to be properly

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identified and abated prior to demolition of the building. Based on the age of the structure, asbestos containing transite water pipes may also be present.

- As the building was constructed before 1978, there is a possibility that lead-based paint is present on the subject property. One small area of peeling paint was observed during the site reconnaissance.
- Numerous small containers of chemicals were observed during the site reconnaissance.
- According to PEA conducted on the southwestern adjacent property (URS 2001), and subsequent PEA Approval Letter from DTSC, elevated levels of methane were detected in soil gas on the southwestern adjacent property, now the location of the high school. Methane levels detected during the PEA were at a maximum of 23,570 ppm. The subject property is located within the jurisdiction of the City of Los Angeles, and is therefore subject to the City Methane Code, ordinance Nos. 175790 and 180619.

Additional Investigations:

In response to preliminary findings of the PEA, Geocon West, Inc. (Geocon) conducted a soil vapor survey (survey) for the subject property. On October 15, 2019, ten borings were advanced to a depth of 5 feet below ground surface (bgs) using a direct-push drilling rig. Soil vapor wells were installed in each boring and soil vapor samples were collected and analyzed for VOCs using US EPA Test Method TO-15. After sampling, borings were backfilled with bentonite.

VOCs were detected in all ten sample locations. Other VOCs were not detected above their respective laboratory method detection limit. Geocon compared these concentrations to a calculated DTSC-HERO Note 3 Screening Levels (DTSC-SLs) and calculated USEPA Regional Screening Levels (RSLs) for subslab/soil gas. The DTSC-SLs and RSLs were calculated by Geocon based on the ambient air screening level and an attenuation factor of 0.03. Dudek also compared the detected concentrations to RSLs and Tier 1 ESLs for subslab/soil gas. ESLs used as guidance levels for protection of human health and the environment. In Dudek's experience, ESLs are becoming more commonly used for cleanup sites throughout California (though they were developed by the San Francisco Bay Regional Water Quality Control Board). Tier 1 ESLs are the lowest of the applicable ESLs based on land use and exposure (residential, commercial, or nuisance odor). As the subject property is intended for mixed use residential/commercial, the Tier 1 ESLs are applicable.

Tetrachloroethylene (PCE) was detected in all ten soil vapor samples above the calculated DTSC-SL and the Tier 1 ESL. Detected concentrations were orders of magnitude above the applicable screening levels. These concentrations may pose an unacceptable vapor intrusion risk to residents and employees on the subject property. Therefore, mitigation is required.

PEA Recommendations and Mitigation:

Subsurface Impacts Regulatory Compliance

Concentrations of PCE in soil vapor are currently above applicable risk-based thresholds for vapor intrusion into buildings in a residential and commercial setting. Concentrations would have to be below risk-based thresholds (e.g. the DTSC-SL of 15.3 µg/m³ or ESL of 15 µg/m³, depending on the requirement of the overseeing regulatory agency) in order for the site to be suitable for residential and commercial occupancy. Thus, additional investigation (e.g. collection of more and/or deeper soil and/or soil vapor samples) may be necessary to inform the design of the most appropriate remedial alternative to ensure that the site is safe for future residents and employees. Potential remediation options may include: engineered vapor barriers and venting beneath proposed structures to eliminate the potential for vapor intrusion to indoor air; soil vapor extraction and treatment; and/or a removal action. The Project Applicant shall consult the Los Angeles County Certified Unified Program Agency (CUPA; LA County Fire Department Health Hazardous Materials Division) to determine appropriate investigation and remediation alternatives. This will likely entail entering into a voluntary remedial action agreement with the CUPA. The Project Applicant shall provide proof of compliance with all applicable regulatory standards and protocols to the satisfaction of the CUPA or the agency with regulatory oversight, prior to the issuance of a certificate of occupancy for the proposed Project.

Methane is a colorless, odorless gas that can infiltrate into buildings and low-lying spaces, causing potential flammable and explosive conditions, as well as oxygen displacement in low and confined spaces. As the subject property is located within the City of Los Angeles Methane Zones, construction will be subject to the methane mitigation standards set forth in City Methane Code, ordinance Nos. 175790 and 180619, LADBS Building Code Chapter 71, and LABDS Information Bulletin/Public – Building Code (IB/P/BC) 2014-101 and 2014-102.

Hazardous Building Materials Regulatory Compliance

Asbestos-containing materials and lead-based paint may be present in the building materials. All asbestos-containing materials would be stored, handled, transported, and disposed of in accordance with the provisions established in SCAQMD Rule 1403, Cal/OSHA regulation Title 8, Subchapter 4, Article 4, Section 1529, California Department of Public Health, and National Emission Standards for Hazardous Air Pollutants – Asbestos (40 CFR Chapter 1, Subchapter C, Part 61, Subpart M). Lead-based paint abatement or removal would include removal of any lead hazard, which, according to Title 17 of the California Code of Regulations, includes deteriorated lead-based paint and lead-contaminated soil (soil contaminated with lead paint chips). The California Occupational Safety and Health Administration lead standard for construction activities is implemented under Title 8 of the California Code of Regulations. The standard applies to any construction activity that may release lead dust or fumes, including manual scraping, manual sanding, heat gun applications, power tool cleaning, rivet busting, abrasive blasting, welding, cutting, or torch burning of lead-based coatings.

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In accordance with universal waste rules under EPA (40 CFR Chapter 1, Subchapter I, Part 273), and hazardous and universal waste rules defined in California Code of Regulations (CCR) Title 22, Division 4.5, hazardous materials must be identified and properly abated and disposed of offsite prior to renovation or demolition of onsite buildings. To meet this requirement, a hazardous building materials survey will be completed on the subject property prior to demolition of the building. If hazardous building materials are identified, they should be abated in accordance with state and local requirements prior to renovation, construction, or demolition of the building on the subject property. In addition, hazardous materials/chemicals observed on the subject property during the site reconnaissance (and any others not observed) should be disposed of in accordance with applicable regulations.

b) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.

☒ YES

☐ NO

As stated above, the PEA revealed environmental concerns related to a potential VEC risk from a neighboring property, and potential hazardous building materials due to the age of the building on the Project site. The findings of the PEA, as well as the recommendations to mitigate the potential hazards at the Project site, are summarized above in 4(a) and included in detail in Attachment E. The recommendations and mitigation set forth in the PEA and summarized above would ensure that impacts related to hazardous substances at the Project site would be mitigated to a level of insignificance in compliance with state and federal requirements.

c) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.

☒ YES

☐ NO

In addition to the recommended measures set forth in the PEA (see summary in 4(a) and PEA in Attachment E), the Project would incorporate applicable mitigation measures set forth in the SCAG 2016 RTP/SCS EIR (see Attachment G), which includes MM-HAZ-1(b), which includes actions capable of avoiding or reducing the significant effects related to the routine transport, use or disposal of hazardous

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materials to ensure compliance with the provisions of the Hazardous Waste Control Act, the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, the Hazardous Waste Source Reduction and Management Review Act of 1989, the California Vehicle Code, and other applicable laws and regulations, as applicable. The Project would also incorporate MM-HAZ-4(b), which includes actions capable of avoiding or reducing the significant effects to ensure compliance with the provisions of the Government Code Section 65962.5, Occupational Safety and Health Code of 197; the Response Conservation, and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Release and Clean-up Act, and the Uniform Building Code, and County and City building standards, and all applicable federal, state, and local laws and regulations governing hazardous waste sites, as applicable.

5. The project does not have a significant effect on historical resources pursuant to section 21084.1.

☒ YES

☐ NO

A Historical Resources Significance Evaluation (HRER) was prepared by Dudek in 2019 because the building on the Project site is over 45 years old and had not been previously evaluated for historical significance (Attachment H). The HRER includes a pedestrian survey of the Project site by a qualified architectural historian, a California Historical Resources Information System (CHRIS) records search of the Project site and a 0.5-mile radius, building development and archival research, development of an appropriate historic context for the property, and evaluation of the property for historical significance and integrity in consideration of National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Los Angeles Historic-Cultural Monument designation criteria.

As a result of the CHRIS records search, extensive archival research, field survey, and property significance evaluation, no cultural resources were identified within the Project site. The building located at 14545 Lanark Street (2210-011-900) does not appear eligible for the NRHP, CRHR, or as a City of Los Angeles HCM due to a lack of significant historical associations and architectural merit. Therefore, the Project site is not considered an historical resource and no management recommendations are required for cultural resources.

6. a) The project is not subject to a wildland fire hazard, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.

☒ YES

☐ NO

The Project site would not be subject to a wildland fire hazard because the it is not located in a Very High Fire Hazard Severity Zone or adjacent to wildland areas subject to wildfire hazards.¹⁷ The nearest expanse of natural open space is Hansen Dam Park located approximately 4.5 miles to the northeast of the Project site. No applicable plans or ordinances related to wildland fire hazards are applicable to the Project site.

- b) The project site is not subject to an unusually high risk of fire or explosion from materials stored or used on nearby properties.

☒ YES

☐ NO

The areas surrounding the Project site include the Goodwill property to the west and associated Goodwill truck parking lot to the north, Lanark Street and two high schools to the south, a parking lot with a vacant office building to the east, and a parking lot, warehouse property, and multi-family residential high-rise to the north. No land uses from the surrounding properties exist that may pose unusually high risk of explosion from materials stored or used.

- c) The project site is not subject to the risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.

☒ YES

☐ NO

¹⁷ CALFIRE (California Department of Forestry and Fire Protection). 2011. Los Angeles County, Very High Fire Hazard Severity Zones in Local Responsibility Area [map]. Accessed, October 8, 2019. <https://osfm.fire.ca.gov/media/7280/losangelescounty.pdf>.

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As stated above, the PEA revealed environmental concerns related to a potential VEC risk from a neighboring property, and potential hazardous building materials due to the age of the building on the Project site. The findings of the PEA, as well as the recommendations to mitigate the potential hazards at the Project site, are summarized above in 4(a) and included in detail in Attachment E. The recommendations and mitigation set forth in the PEA and summarized above would ensure that impacts related to hazardous substances at the Project site would be mitigated to a level of insignificance in compliance with state and federal requirements.

d) The project site is not within a delineated earthquake fault zone or a seismic hazard zone, unless the general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.

☒ YES

☐ NO

The Project site is not within a designated earthquake fault zone or seismic hazard zone and is not located within a currently established Alquist-Priolo Earthquake Fault Zone, or within a County designated Fault Rupture Study Area, as identified in the City of Los Angeles Safety Element of the General Plan.¹⁸

No active faults are known to pass through the immediate Project vicinity. The Project is located approximately five miles south of the San Fernando Fault Zone.¹⁹ The Project is not located in a potential liquefaction zone.¹⁸ The Project will be designed and constructed in accordance with the requirements of the California Building Code (CBC). The CBC establishes minimum standards to safeguard the public health, safety, and general welfare through structural strength, means of egress from facilities, and general stability by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within its jurisdiction.

In addition to compliance with the CBC, the Project is subject to the provisions of the Seismic Hazards Mapping Act, which requires the implementation of feasible design measures that would be used to address seismic hazards, depending on the results of the site-specific geotechnical studies. Chapters 16 and 16A of the 2016 CBC include structural design requirements governing seismically resistant construction, including (but not limited to) factors and coefficients used to establish seismic site class and seismic occupancy category for the soil/rock at the building location and the proposed building

¹⁸ City of Los Angeles. 1996. Safety Element of the Los Angeles City General Plan. https://planning.lacity.org/odocument/31b07c9a-7eea-4694-9899-f00265b2dc0d/Safety_Element.pdf.

¹⁹ DOC (California Department of Conservation). 2019. Earthquake Zones of Required Investigation [Esri database]. Accessed, October 8, 2019. <https://maps.conservation.ca.gov/cgs/EQZApp/>.

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design. Chapters 18 and 18A include (but are not limited to) the requirements for foundation and soil investigations (Sections 1803 and 1803A); excavation, grading, and fill (Sections 1804 and 1804A); damp-proofing and water-proofing (Sections 1805 and 1805A); allowable load-bearing values of soils (Sections 1806 and 1806A); the design of foundation walls, retaining walls, embedded posts and poles (Sections 1807 and 1807A), and foundations (Sections 1808 and 1808A); and design of shallow foundations (Sections 1809 and 1809A).

Required compliance with the CBC and compliance with the provisions of the Seismic Hazard Mapping Act would ensure that potential impacts from strong seismic ground shaking would be less than significant. Additionally, implementation of the proposed Project would not exacerbate or increase the likelihood of a seismic event occurring.

e) The project site is not subject to landslide hazard, flood plain, flood way, or restriction zone, unless the general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

☒ YES

☐ NO

The Project site is not subject to landslide hazard because the site is located in areas of relatively flat topography and according to the California Department of Conservation (DOC), the Project site is not located within a landslide hazard zone.¹⁴ The Project site is not delineated in a flood plain according to any Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) or in a floodway or restricted in the zone for landslide or flood, including the 100-year flood zone.²⁰

7. The project site is not located on developed open space.

☒ YES

☐ NO

As defined in PRC Section 211551.(a)(7)(A), "developed open space" is defined as land that is (1) publicly owned, or financed in whole or in part by public funds; (2) generally open to, and available for use by, the public; and (3) predominantly lacking in structural development other than structures associated

²⁰ FEMA (Federal Emergency Management Agency). 2008. Flood Map Service Center. Accessed, October 8, 2019. <https://msc.fema.gov/portal/search?AddressQuery=14545%20Lanark%20Street%2C%20Panorama#searchresultsanchor>.

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with open spaces, including playgrounds, swimming pools, ballfields, enclosed child play areas, and picnic facilities. In addition, as defined in PRC Section 21155.1(a)(7)(B), land that has been designated for acquisition by a public agency for developed open space does not include lands acquired with public funds dedicated to the acquisition of land for housing purposes.

The Project site does not meet the criteria for the definition of developed open space. The property is owned by the County; however, it is not open to and available for use by the public, and it is fully developed with an office building containing no recreational structures. Additionally, the Project site would be dedicated to the development of housing. The current City of Los Angeles General Plan land use designation for the Project site is Limited Industrial. The current City of Los Angeles zoning designation for the Project site is [Q]M1-1 (Limited Manufacturing) Zone. The Project site does not contain any parcels zoned for open space. Therefore, the Project site does not qualify as developed open space per PRC Section 21155.1(a)(7)(a).

8. **Project buildings are 15% more energy efficient than required by Title 24 (California Building Standards Code) and the buildings and landscaping are designed to achieve 25% less water usage than the average household use in the region.**

☒ YES

☐ NO

The Project would be designed to achieve or exceed 15 percent or more energy efficiency standards as outlined in Chapter 6 of Title 24 in the California Code of Regulations (see Attachment H). As detailed in each Building Energy Analysis Report included in Attachment H, the four buildings would have a total compliance percentage of 19.49% better than standard Title 24 requirements. The addition of solar hot water heating would further increase energy demand reductions, but the amount of the solar fraction has yet to be determined and was therefore not quantified. The Project would include sustainable design features and components, including but not limited to: inclusion of cool roofing; maximization of natural light/windows; high insulation ratings in walls, ducting and roofs; high-efficiency boilers; and home energy rating system (HERS) program compliance to ensure high quality insulation installation (QII) and heating, ventilation and air conditioning (HVAC) equipment and ducting inspections.

The Project buildings and landscaping will achieve 25% less water usage than the average household use in the region, required by Title 24 (California Building Standards Code), CALGreen (California Green Building Standards Code), the California Department of Water Resources Updated Model Water Efficient Landscape Ordinance (MWELO) and the 2017 County of Los Angeles Green Building Standards Code (Title 31). Additionally, the Project will adhere to GreenPoint standards for Building Design and Construction, in its pursuit of a Gold certification (see Attachment H).

Per the SCAG Appendix B table, the average regional residential water use in SCAG's Coastal zone is 270 gallons per household per day (gpd). SCAG includes six counties, including the coastal counties of Los Angeles, Orange and Ventura. CALGreen (Title24, Part11) requires that new buildings install plumbing fixtures that collectively use 20% less water from the Federal baseline. In addition, County of Los Angeles Building Standards Code (Title 31) requires that each new plumbing fixture installed in new and existing buildings achieve the same water use reduction (i.e., 20 percent for each fixture), unless the permit applicant can demonstrate that installing such a fixture would be technically infeasible.

The Project's 25% reduced water usage would be achieved with low flow plumbing fixtures, including 1.1 gpf toilets, 1.5 gpm showerheads, and 1.0 gpm faucets. The clothes washers would be high efficiency and CEE-Rated along with being shared with by the tenants. There would be a high efficiency irrigation system that would provide water to drought tolerant plants and water-efficient landscaping. The irrigation system would be hydrozoned according to each plant group's water needs, and rainwater would be captured in cisterns for irrigation use. The water heater would be high efficiency along with a recirculation pump to save water and energy as seen in the Title 24 summary.

6.0 Land Use Criteria

1. The project site is not more than eight acres in total area.

☒ YES

☐ NO

The Project site is 1.72-acres in size.

2. The project does not contain more than 200 residential units.

☒ YES

☐ NO

The Project proposes 180 apartment dwelling units, 90 of which would be dedicated to "Supportive Housing" as defined in Section 50675.14 of the Health and Safety Code, four apartment units would be reserved for managerial staff, and 86 would be reserved for low-income families earning between 30-60% of the area wide median income.

3. The project does not result in any net loss in the number of affordable housing units within the project area.

☒ YES

☐ NO

The Project site contains a vacant office building under existing conditions. The Project would not result in any net loss of affordable housing units.

4. The project does not include any single level building that exceeds 75,000 square feet.

☒ YES

☐ NO

The Project site 1.72-acre (approximately 75,000 square foot) property would be developed with four buildings interconnected by a second-level central courtyard, as shown in Figure 3, Conceptual Rendering. There are no single-level buildings proposed, as all buildings would be 60 feet to 65 feet tall, and each of the four buildings combined would have a building footprint of less than 75,000 square feet.

5. Any applicable mitigation measures or performance standards or criteria set forth in the prior environmental impact reports have been or will be incorporated into the project.

☒ YES

☐ NO

The Project site is located within the Mission Hills-Panorama City-North Hills Community Plan area within the City of Los Angeles. This Community Plan was adopted by the City of Los Angeles in June 1999 and was supported by an Initial Study/Mitigated Negative Declaration.²¹ SCAG certified a Final Program Environmental Impact Report (PEIR) (SCH#2015031035) for the 2016–2040 Regional

²¹ Mission Hills-Panorama City-North Hills Community Plan, a part of the City of Los Angeles General Plan, CPC File No. 95-0353, Council File No. 97-0706 https://planning.lacity.org/odocument/fee68461-843f-48da-92e9-49a01d1f09e3/Mission_Hills-Panorama_City-North_Hills_Community_Plan.pdf

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Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS) and associated Findings of Fact and a Statement of Overriding Considerations and Mitigation Reporting and Monitoring Program (MMRP) in accordance with CEQA on April 7, 2016. As such, the applicable EIR related to the proposed Project site is the SCAG 2016 RTP/SCS PEIR. The Project would incorporate certain mitigation measures identified in the MMRP for the SCAG 2016 RTP/SCS that were determined to be applicable and appropriate for the proposed Project.²² An evaluation of the SCAG 2016 RTP/SCS mitigation measures are included in Attachment G.

This Exemption outlines additional measure that are required for Project implementation, as summarized above in 4(a) and included in Attachment E. In summary, the applicable mitigation measures set forth in the SCAG 2016 RTP/SCS PEIR include:

Air Quality	MM-AIR-2(b)	Mitigation involves measures that have been identified by CARB and air district(s) and other agencies to facilitate consistency with plans for attainment of the NAAQS and CAAQS, as applicable and feasible.
Biological Resources	MM-BIO-4(b)	Mitigation involves measures capable of avoiding or reducing the significant impacts on migratory fish or wildlife species or within established native resident and/or migratory wildlife corridors, and native wildlife nursery sites that are in the jurisdiction and responsibility of U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife, U.S. Forest Service, public agencies and/or Lead Agencies to ensure compliance with regulations of the USFWS, USFS, CDFW, and related regulations, goals and policies of counties and cities, as applicable and feasible.
Cultural Resources	MM-CUL-1(b)	Mitigation involves measures capable of avoiding or reducing the significant effects on unique paleontological resources or sites and unique geologic features that are within the jurisdiction and responsibility of National Park Service, Office of Historic Preservation, and Native American Heritage Commission, other public agencies, and/or Lead Agencies to ensure compliance with the National Historic Preservation Act, Section 5097.5 of the Public Resources Code (PRC), state programs pursuant to Sections 5024 and 5024.5 of the PRC, adopted county and city general plans, and other federal, state and local regulations, as applicable and feasible.
Cultural Resources	MM-CUL-4(b)	Mitigation involves measures capable of avoiding or reducing the significant effects to human remains that are within the jurisdiction and responsibility of the Native American Heritage Commission, other public agencies, and/or Local Agencies to ensure compliance with the California Health and Safety Code, Section 7060 and Section 18950-18961 and Native American Heritage Commission, as applicable and feasible.

²² Mitigation Monitoring and Reporting Program for the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, SCH No. 2015031035 http://scagrtppscs.net/Documents/2016/peir/final/2016fPEIR_ExhibitB_MMRP.pdf

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Energy	MM-EN-2(b)	Mitigation involves measures capable of avoiding or reducing the significant effects of increased residential energy consumption that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies to ensure compliance with CALGreen, local building codes, and other applicable laws and regulations governing residential building standards, as applicable and feasible.
Geology/Soils	MM-GEO-2(b)	Mitigation involves measures capable of avoiding or reducing the significant effects on the potential for projects to result in substantial soil erosion or the loss of topsoil, that are in the jurisdiction and responsibility of public agencies, regulatory agencies, and/or Lead Agencies to ensure compliance with County and City Public Works and Building and Safety Department Standards, the Uniform Building Code (UBC) and the CBC, and other applicable laws and regulations governing building standards, as applicable and feasible.
Greenhouse Gas Emissions	MM-GHG-3(b)	Mitigation involves measures capable of avoiding or reducing the potential to conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of greenhouse gases that are within the jurisdiction and authority of California Air Resources Board, local air districts, and/or Lead Agencies to ensure compliance with all applicable laws, regulations, governing CAPs, general plans, adopted policies and plans of local agencies, and standards set forth by responsible public agencies for the purpose of reducing emissions of greenhouse gases, as applicable and feasible.
Hazards and Hazardous Materials	MM-HAZ-1(b)	Mitigation involves measures capable of avoiding or reducing the significant effects related to the routine transport, use or disposal of hazardous materials that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies to ensure compliance with the provisions of the Hazardous Waste Control Act, the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, the Hazardous Waste Source Reduction and Management Review Act of 1989, the California Vehicle Code, and other applicable laws and regulations, as applicable and feasible.
Hazards and Hazardous Materials	MM-HAZ-4(b)	Mitigation involves measures capable of avoiding or reducing the significant effects related to a project placed on a hazardous materials site, that are in the jurisdiction and responsibility of regulatory agencies, other public agencies and/or Lead Agencies to ensure compliance with the provisions of the Government Code Section 65962.5, Occupational Safety and Health Code of 197; the Response Conservation, and Recovery Act; the Comprehensive Environmental Response, Compensation, and Liability Act; the Hazardous Materials Release and Clean-up Act, and the Uniform Building Code, and County and City building standards, and all applicable federal, state, and local laws and regulations governing hazardous waste sites, as applicable and feasible.
Hydrology and Water Quality	MM-HYD-1(b)	Mitigation involves measures capable of avoiding or reducing the potential impacts on water quality on related waste discharge requirements that are within the jurisdiction and authority of the Regional Water Quality Control Boards and other regulatory to ensure

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		compliance with all applicable laws, regulations, and health and safety standards set forth by regulatory agencies responsible for regulating and enforcing water quality and waste discharge requirements in a manner that conforms with applicable water quality standards and/or waste discharge requirements, as applicable and feasible.
Noise	MM-NOISE-1(b)	Mitigation involves measures capable of avoiding or reducing the significant effects of noise impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies to ensure consistency with the Federal Noise Control Act, California Government Code Section 65302, the Governor's Office of Planning and Research Noise Element Guidelines, and the noise ordinances and general plan noise elements for the counties or cities where projects are undertaken, Federal Highway Administration and Caltrans guidance documents and other health and safety standards set forth by federal, state, and local authorities that regulate noise levels, as applicable and feasible.
Noise	MM-NOISE-2(b)	Mitigation involves measures capable of avoiding or reducing the significant effects of vibration impacts that are in the jurisdiction and responsibility of public agencies and/or Lead Agencies to ensure compliance with the Federal Transportation Authority and Caltrans guidance documents, county or city transportation commission, noise and vibration ordinances and general plan noise elements for the counties and cities where projects are undertaken and other health and safety regulations set forth by federal state, and local authorities that regulate vibration levels, as applicable and feasible.
Public Services	MM-PS-1(b)	Mitigation involves measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable response times for fire protection and emergency response services that are within the jurisdiction and responsibility of fire departments, law enforcement agencies, and local jurisdictions to ensure consistency with the goals and policies established within the applicable adopted county and city general plans and the performance objectives established in the adopted county and city general plans, to provide sufficient structures and buildings to accommodate fire and emergency response, as applicable and feasible.
Public Services	MM-PS-2(b)	Mitigation involves measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and responsibility of law enforcement agencies and local jurisdictions to ensure consistency with the goals and policies the goals and policies established within the applicable adopted county and city general plans and the standards established in the safety elements of county and city general plans to maintain police response performance objectives, as applicable and feasible.
Public Services	MM-PS-3(b)	Mitigation involves measures capable of avoiding or reducing the significant effects from the need for new or physically altered governmental facilities in order to maintain acceptable service ratios for police protection services that are within the jurisdiction and

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		responsibility of school districts and local jurisdictions to ensure consistency with the goals and policies the goals and policies established within the applicable adopted county and city general plans and the standards established in the safety elements of county and city general plans to maintain police response performance objectives, as applicable and feasible.
Recreation	MM-REC-1(b)	Mitigation involves measures capable of avoiding or reducing the significant effects on the integrity of recreation facilities, particularly neighborhood parks in the vicinity of HQTAs, that are within the jurisdiction and responsibility of other public agencies and/or Lead Agencies to ensure compliance with county and city general plans and the Quimby Act, as applicable and feasible.
Transportation, Traffic, and Safety	MM-TRA-1(b)	Mitigation involves measures capable of avoiding or reducing the potential for conflicts with the established measures of effectiveness for the performance of the circulation system that are within the jurisdiction and responsibility of Lead Agencies to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible.
Transportation, Traffic, and Safety	MM-TRA-2(b)	Mitigation involves measures capable of avoiding conflict with an applicable congestion management program that are within the jurisdictions of the lead agencies, including, but not limited to, VMT, VHD and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways to ensure compliance with the adopted Congestion Management Plan, and other adopted local plans and policies, as applicable and feasible.
Transportation, Traffic, and Safety	MM-TRA-5(b)	Mitigation involves measures capable of avoiding or reducing impacts to emergency access that are in the jurisdiction and responsibility of fire departments, local enforcement agencies, and/or Lead Agencies to ensure compliance with the provisions of the county and city general plan, Emergency Evacuation Plan, and other regional and local plans establishing access during emergencies, as applicable and feasible.
Utilities and Service Systems	MM-USS-3(b)	Mitigation involves measures capable of avoiding or reducing the significant effects on utilities and service systems, particularly for construction of storm water drainage facilities including new transportation and land use projects that are within the responsibility of local jurisdictions and Regional Water Quality Control Boards pursuant to the provisions of the National Flood Insurance Act, stormwater permitting requirements for stormwater discharges for new constructions, the flood control act, and Urban Waste Management Plan.
Utilities and Service Systems	MM-USS-4(b)	Mitigation involves measures capable of avoiding or reducing the significant effects on water supplies from existing entitlements requiring new or expanded services in the vicinity of HQTAs that are in the jurisdiction and responsibility of public agencies and/or Lead to ensure compliance with EO B-29-15, provisions of the Porter –Cologne Water

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Utilities and Service
Systems

MM-USS-6(b)

Quality Control Act, California Domestic Water Supply Permit requirements, and applicable County, City or other Local provisions.

Mitigation involves measures capable of avoiding or reducing the significant effects to serve landfills with sufficient permitted capacity to accommodate solid waste disposal needs, in which 75 percent of the waste stream be recycled and waste reduction goal by 50 percent that are within the responsibility of public agencies and/or Lead Agencies to ensure compliance pursuant to the provisions of the Solid Waste Diversion Goals and Integrated Waste Management Plan.

6. The project is determined not to conflict with nearby operating industrial uses.

☒ YES

☐ NO

Attachment A, General Plan Land Uses, depicts the Project site and the City of Los Angeles' General Plan land use designations for properties within a 0.5-mile radius. Properties immediately adjacent to the Project site are designated as Limited Industrial, with properties designated as Regional Commercial within one block to the east of the Project site. Beyond the adjacent land uses and within approximately 0.5-mile of the Project site are single-family residential neighborhoods to the east and west and commercial/industrial and multi-family land uses to the north and south.

As shown in Figure 2, Aerial View of Project site, the surrounding land uses include surface parking and commercial/industrial uses located to the north of the Project site; strip mall-commercial and office land uses are located to the east; Panorama High School and Cal Burke High School are located directly south across Lanark Street; and Goodwill Outlet Store and Michele Obama Elementary are located to the west of the Project site.

There are no operating industrial uses on the Project site under existing conditions, and the long-term operation of the proposed Project would introduce mixed-use, residential land uses that would not introduce uses or infrastructure that would conflict with or hinder the long-term operation of any nearby land uses. The Project area includes a variety of land uses that are operating without conflict and there are no aspects of the proposed Project's operations that would require interference with any adjacent properties.

7. The project is located within ½ mile of a rail transit station or a ferry terminal or within ¼ mile of a high-quality transit corridor included in a regional transportation plan.

☒ YES

☐ NO

As described above in Section 3.3, and illustrated in Attachment B, the proposed Project is located within a TPA because it is within one-half mile of the existing Van Nuys Metrolink Station, which is located 0.48-mile south of the Project site. Additionally, Van Nuys Boulevard is a high-quality transit corridor as designated in the 2016 RTP/SCS; the nearest bus stop with service frequencies greater than 15 minutes during peak hours is located at Van Nuys Boulevard and at Lanark Street (Routes 169, 233, 156/656), immediately east of the Project site. According to the SCAG GIS Open Data, the Project site is within the SCAG-designated 2045 TPA and 2045 High Quality Transit Area (HQTa), with Amtrak connecting through service.

8. The project meets at least one of the following three criteria:

a) At least 20% of the housing will be sold to families of moderate income, or not less than 10% of the housing will be rented to families of low income, or not less than 5% of the housing is rented to families of very low income. The project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low-, and moderate-income households at monthly housing costs with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing. Rental units shall be affordable for at least 55 years. Ownership units shall be subject to resale restrictions or equity sharing requirements for at least 30 years.

b) The project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to paragraph (a).

c) The project provides public open space equal to or greater than five acres per 1,000 residents of the project.

☒ YES

☐ NO

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Of the 180 proposed apartment units, approximately 96% would be restricted to low-income or very low-income households for at least 55 years, consistent with subdivision (a). Only four units would be reserved for managerial staff.

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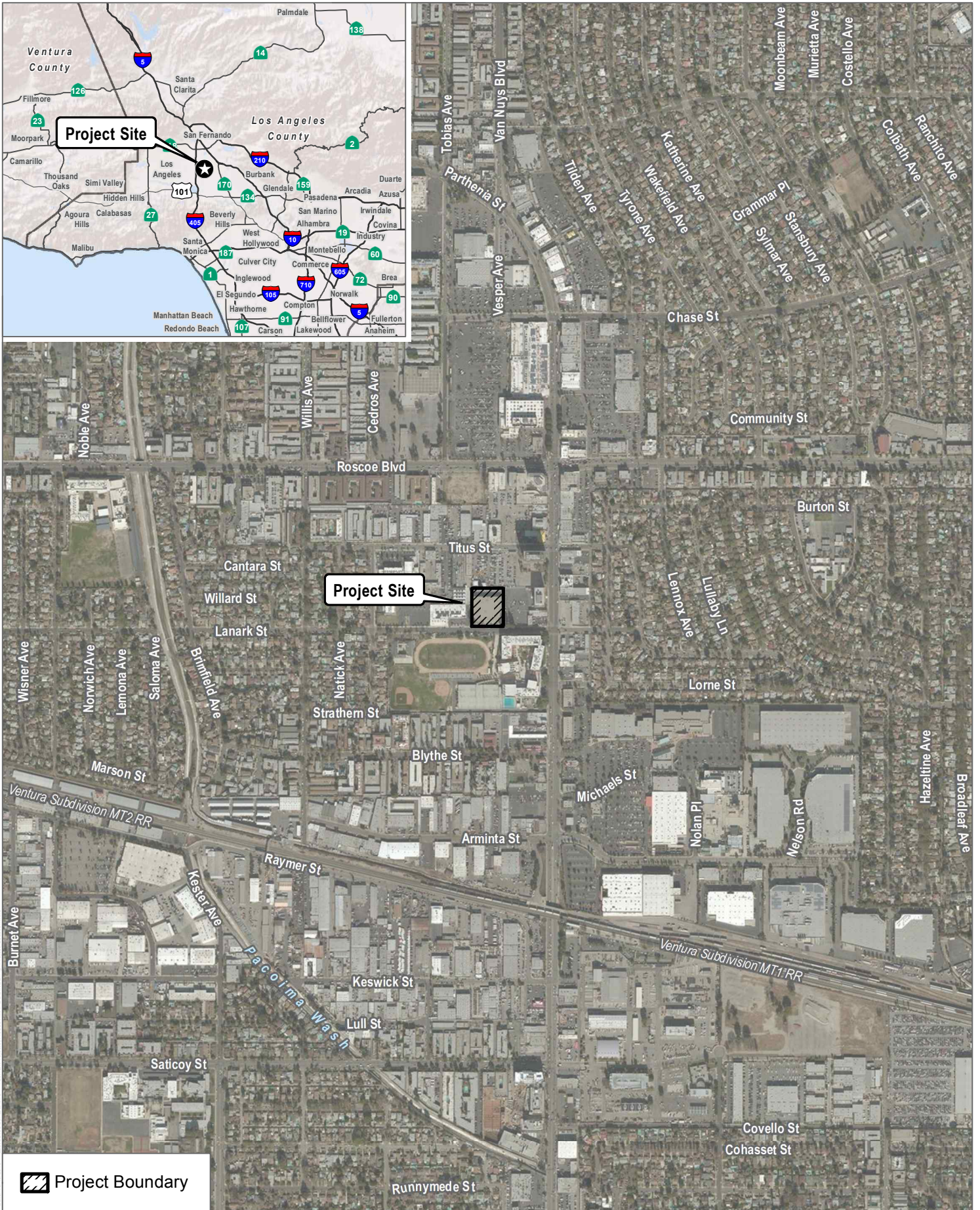
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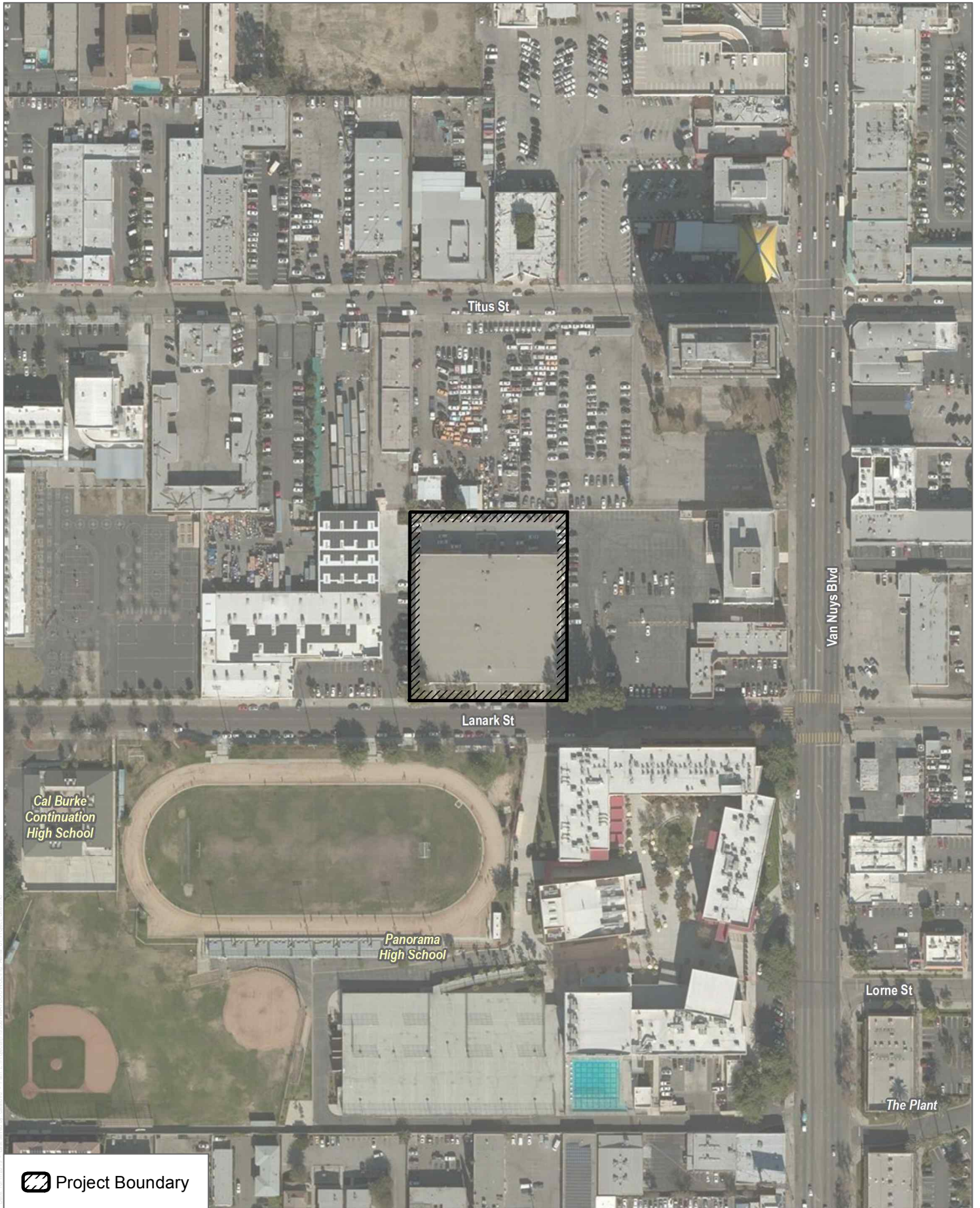


SOURCE: Bing, Open Street Map

FIGURE 1

Project Location

Lanark Affordable Housing Project



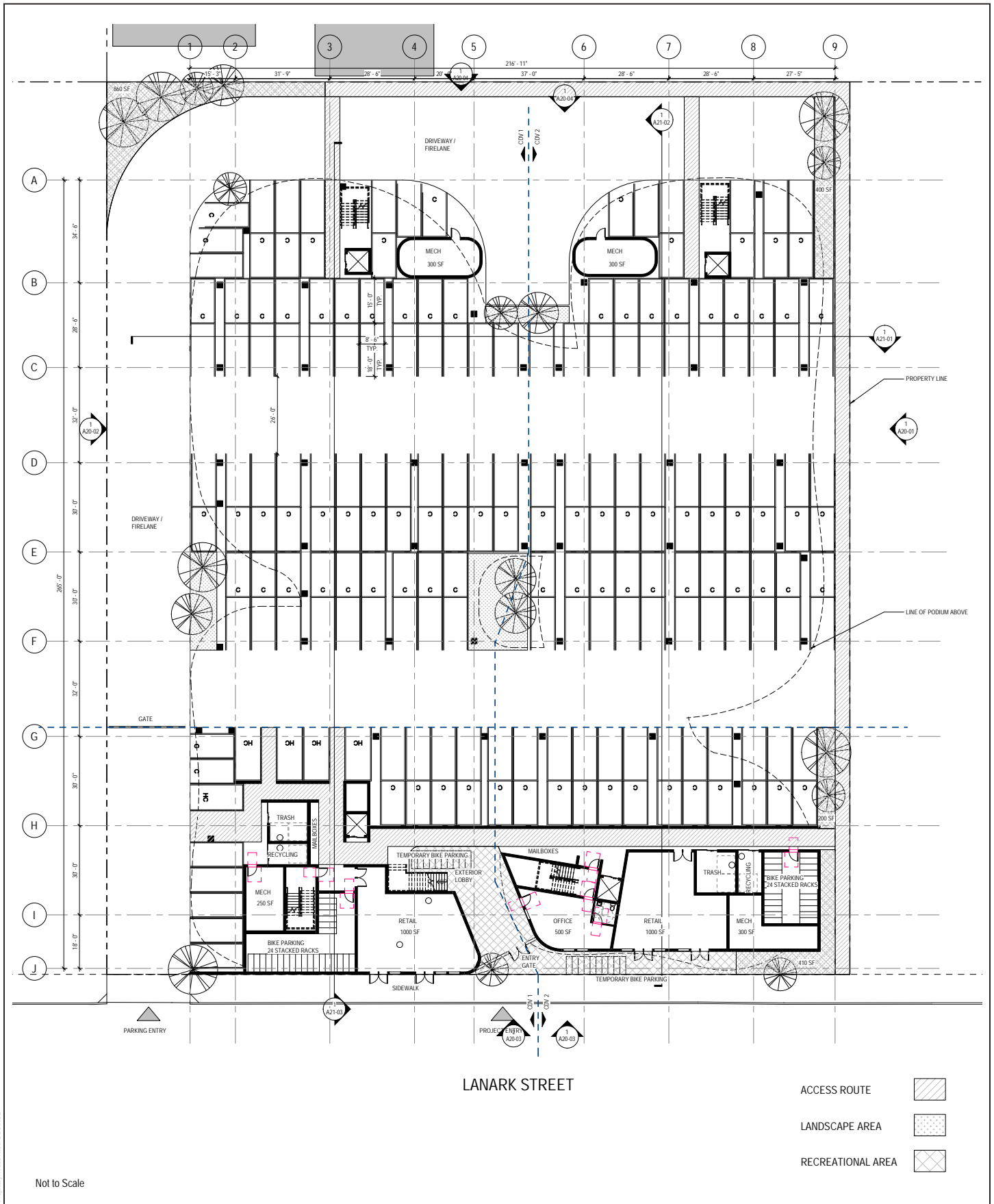
SOURCE: Bing, Open Street Map



SOURCE: Perkins & Will 2019

DUDEK

FIGURE 3
Conceptual Rendering
Lanark Affordable Housing Project



SOURCE: Perkins & Will 2019

FIGURE 4A

Conceptual Floor Plan: Level 1
Lanark Affordable Housing Project

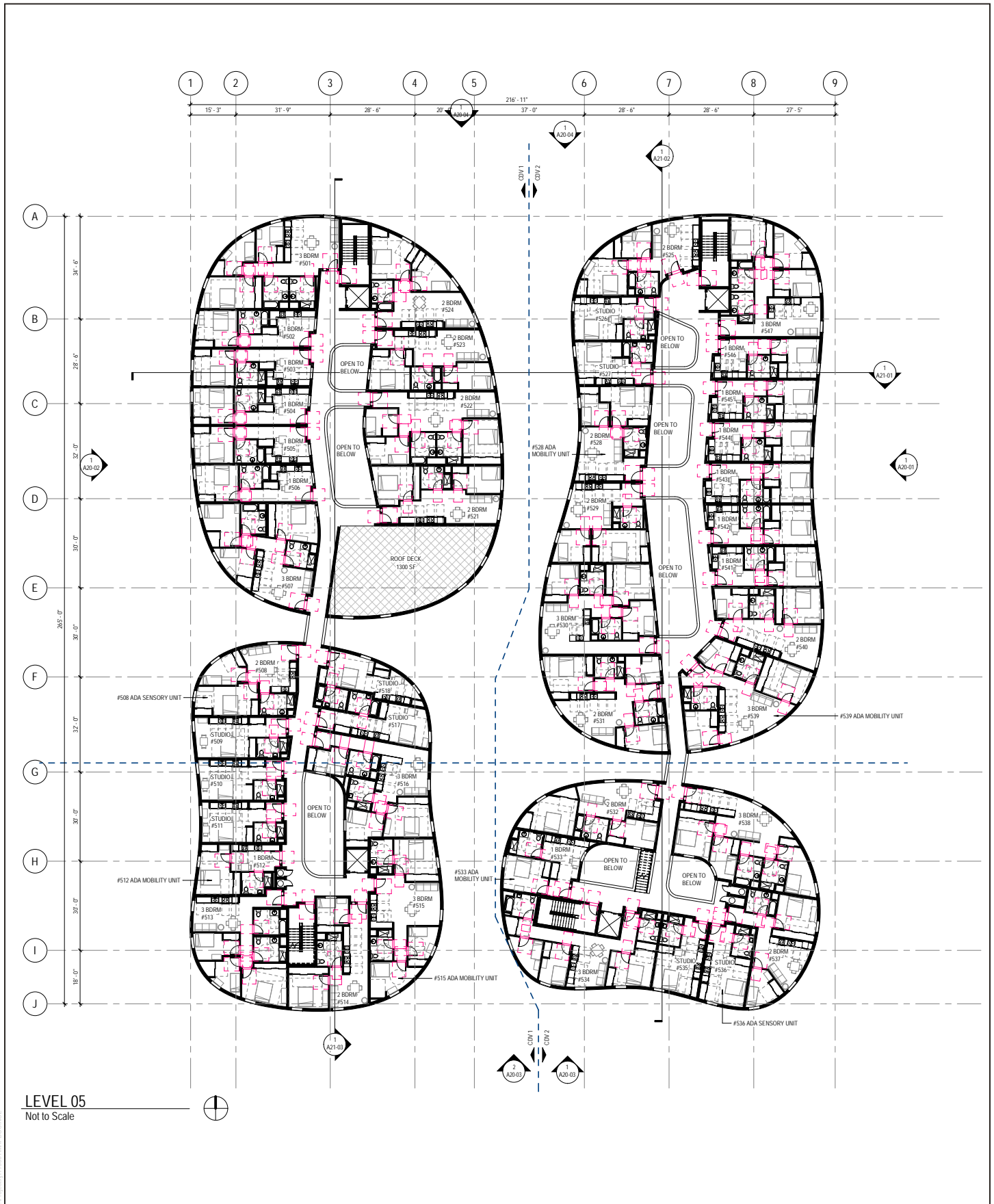
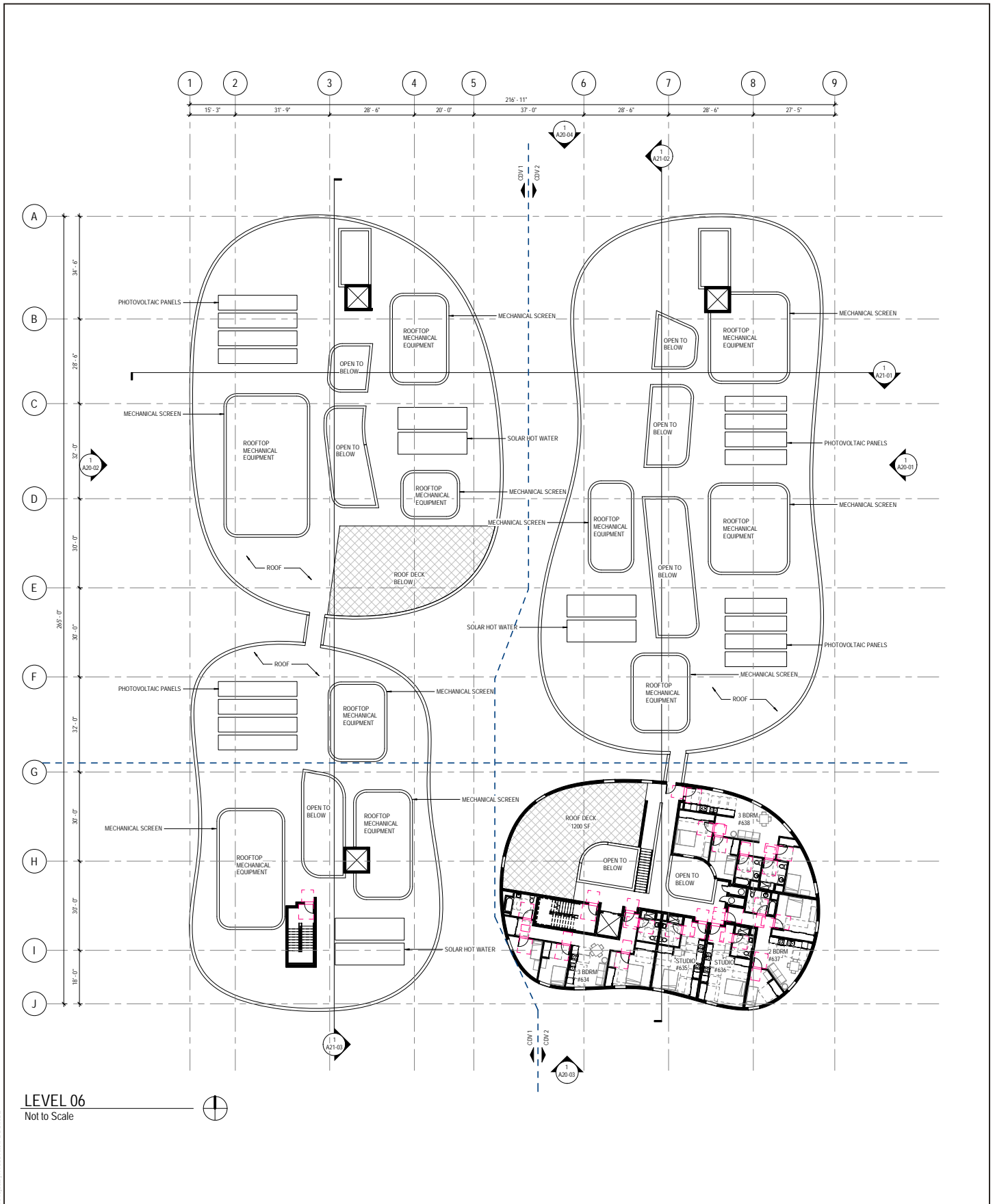


FIGURE 4D

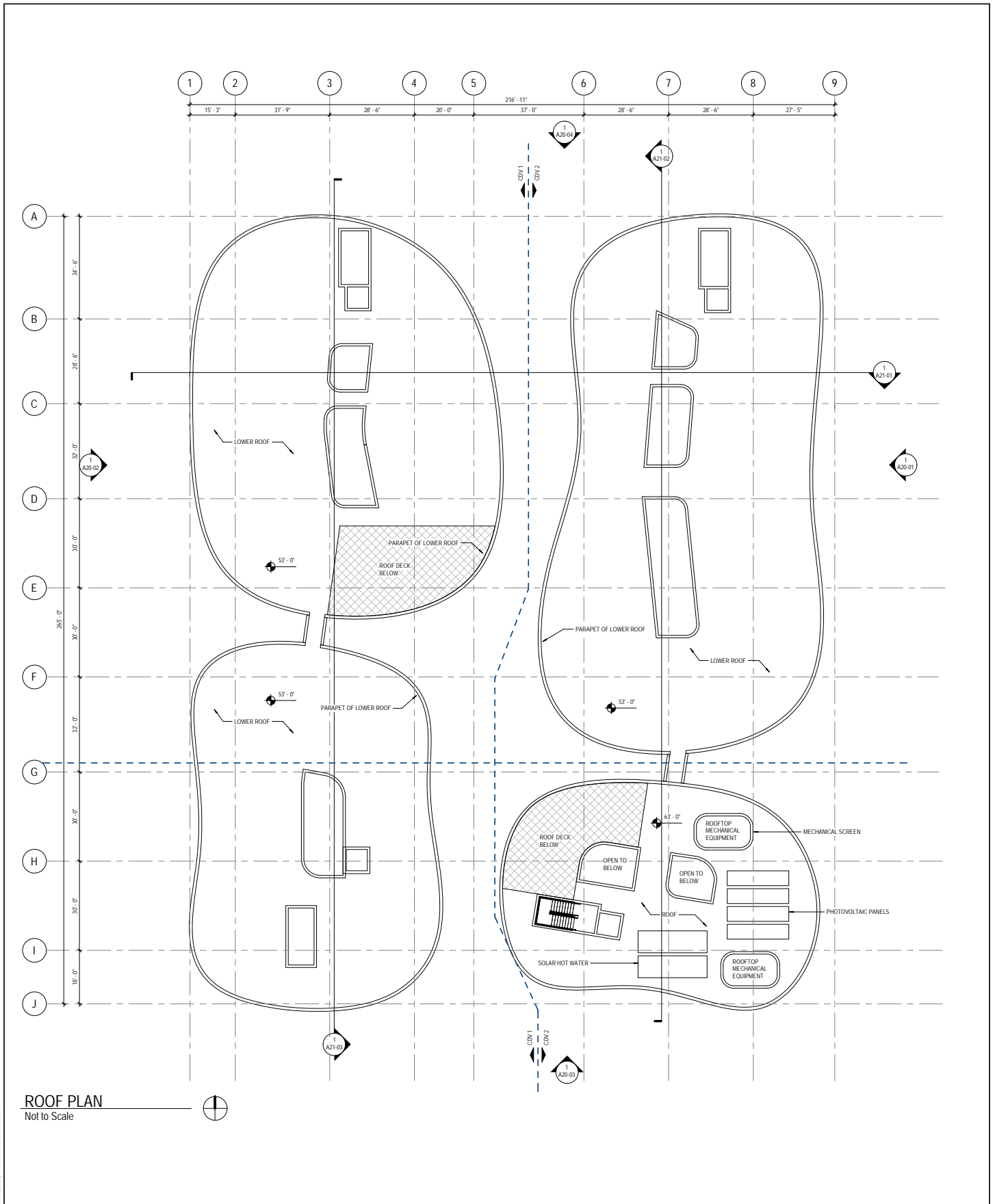
Conceptual Floor Plan: Level 5
Lanark Affordable Housing Project



SOURCE: Perkins & Will 2019

FIGURE 4E

Conceptual Floor Plan: Level 6 and Lower Roof
Lanark Affordable Housing Project



SOURCE: Perkins & Will 2019

FIGURE 4F

Conceptual Floor Plan: Roof
Lanark Affordable Housing Project

APPENDIX A

CURRICULUM VITAE OF PREPARER

Kristin L. Starbird

Senior Project Manager

Professional Experience

- Senior Project Manager with 17 years of experience managing staff and preparing environmental documents pursuant to the California Environmental Quality Act (CEQA) for public- and private-sector clients in southern California
- Professional responsibilities on projects subject to CEQA and the NEPA including preparation and/or principal-level review of Environmental Impact Reports, Mitigated Negative Declarations and Environmental Assessments, Addenda, and various Statutory and Categorical Exemptions
- Lead task manager and strategic consultant for numerous On-Call/As-Needed contracts with public agencies, requiring robust project management and organizational skills to execute multiple concurrent assignments, and provide recommendations for compliance with regulatory requirements
- Experience on a variety of controversial and complex projects, including general plans, master plans, and specific plans; mixed-use/infill and transit-oriented developments; flood-control infrastructure projects; recreation/park projects; solar energy projects; residential tract map developments; and institutional facilities
- Association of Environmental Professionals (AEP) member and completion of 2017 American Council of Engineering Companies (ACEC) Pathways to Executive Leadership

Education

University of Texas, Austin
Master of Public Affairs
Bachelor of Social Work

Representative Experience (Role as Principal or Project Manager)

On-Call Environmental Documentation Services, Various Locations

Ongoing

Client: Brilliant Corners

Various CEQA documents for homeless housing projects in coordination with County Department of Health Services

740-790 E. Green Street Mixed-Use SCEA, City of Pasadena

Ongoing

Client: City of Pasadena

Development for up to 273 for-rent units and 18,392 sf of commercial with 2-level subterranean parking

Buena Vista Yards Project EIR, City of Los Angeles

Ongoing

Client: Lincoln Properties Company

Infill/TOD mixed-use project with 920 du and 38,800 sf commercial in Chinatown adjacent to LA State Historic Park

Centennial Specific Plan EIR, County of Los Angeles

2018

Client: Tejon Ranch Corporation

Specific Plan for 19,333 du and 10 million sf of non-residential on 23,323 acres adjacent to SR-138

Inglewood Oil Field Specific Plan Project EIR, Culver City

2018

Lead Agency/Client: City of Culver City

Specific Plan to regulate construction and operational activities on the City's portion of the Inglewood Oil Field

Addendum to the “Magic” Johnson Park Master Plan EIR, City of Los Angeles	2018
Lead Agency/Client: Los Angeles County Department of Parks and Recreation	
Amendment to Master Plan to include cultural museum complex and south lake recycled water infrastructure	
Addendum to the General Plan Update EIR, Arcadia	2018
Lead Agency/Client: City of Arcadia	
General Plan Amendment and Development Code Update to increase density and height in downtown	
Cogen Former Landfill Gas Extraction System Project IS/MND, Monterey Park	2018
Lead Agency/Client: Los Angeles County Department of Public Works, A/E Division	
New landfill gas extraction and treatment system to address fugitive emissions from former landfill	
Mira Loma Women’s Detention Center Project EIR, Lancaster	2016
Lead Agency/Client: County of Los Angeles Chief Executive Office	
Redevelopment of existing facility to house 1,604 female inmates and provide educational and other support services	
Santa Anita Stormwater Management and Seismic Strengthening Project IS/MND, Los Angeles County	2015
Lead Agency/Client: Los Angeles County Department of Public Works, Water Resources Division	
Improvements to the Santa Anita Dam, Headworks, Debris Dam, and Wilderness Park culver crossing	
57 Wheeler Avenue Mixed-Use Project IS/MND, Arcadia	2015
Client: Dorn Platz & Company	
Infill/TOD mixed-use project with 38 residential units and 16,175 sf of commercial near the Gold Line Station	
Camp Vernon Kilpatrick Detention Camp Replacement Project IS/MND, Los Angeles County	2013
Lead Agency/Client: Los Angeles County Department of Public Works, A/E Division	
Reconstruction of youth detention camp to provide improved facilities and support services	
St. Michael's Abbey Project EIR, Silverado Canyon, Orange County	2013
Client: St. Michael’s Abbey and Preparatory School	
New monastery on 124-acres with a church; high school; convent; guest cottages; cemetery; agricultural fields	
West Antelope 20 MW Solar Project IS/MND, Los Angeles County	2013
Client: TUUSSO Energy, LLC	
New PV solar on 263 acres with up to 20 MW transmitted to SCE’s Antelope Substation via grid-tie transmission	
Aviation Station Transit-Oriented Development Project EIR, Los Angeles County	2011
Client: Cox, Castle & Nicholson	
Infill/TOD mixed-use project with 29,500 sf of commercial and 390 du, with relocation of a bus terminal	
High Desert Health System Multi-Service Ambulatory Care Center EIR, Lancaster	2011
Lead Agency/Client: County of Los Angeles Chief Executive Office	
New medical building and adjacent office space to house relocated County HDHS Center	
Whittier Narrows Dam Basin Recreation Area Master Plan EIR, County of Los Angeles	2011
Lead Agency/Client: Watershed Conservation Authority	
Long-term plans for recreational improvements and circulation/access to Recreation Area	
Arcadia General Plan Update Program EIR, Arcadia	2010
Client: City of Arcadia	
General Plan Update for the City and Sphere of Influence	